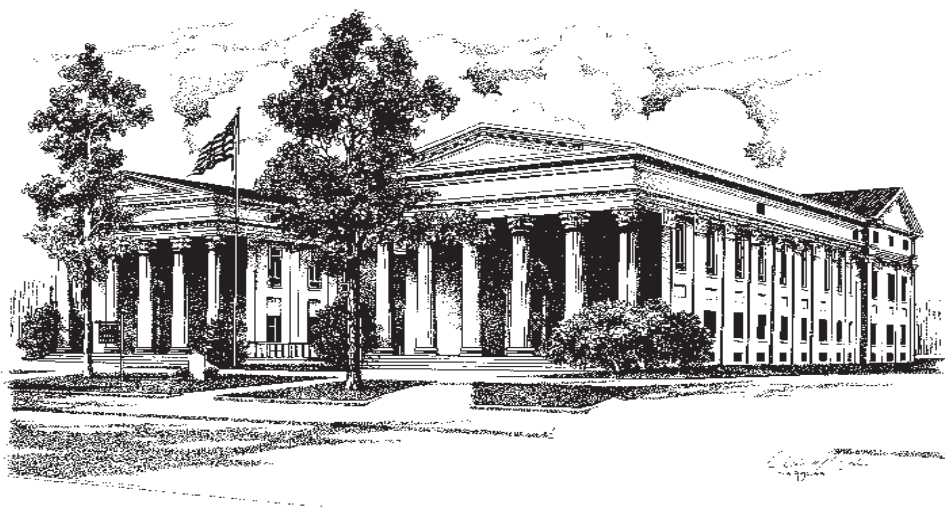


*Erie  
County  
Legal  
Journal*

January 6, 2012

**Vol. 95 No. 1**

**USPS 178-360**



---

**95 ERIE**

---

# Erie County Legal Journal

*Reporting Decisions of the Courts of Erie County  
The Sixth Judicial District of Pennsylvania*

Managing Editor: Heidi M. Weismiller  
Administrator of Publications: Paula J. Gregory

**PLEASE NOTE: NOTICES MUST BE RECEIVED AT THE ERIE COUNTY BAR ASSOCIATION OFFICE BY 3:00 P.M. THE FRIDAY PRECEDING THE DATE OF PUBLICATION.**

All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. The Erie County Bar Association will not assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content.

The Erie County Legal Journal makes no representation as to the quality of services offered by an advertiser in this publication.

## INDEX

<b>NOTICE TO THE PROFESSION .....</b>	<b>4</b>
<b>COURT OF COMMON PLEAS</b>	
Change of Name Notices .....	6
Fictitious Name Notice .....	6
Incorporation Notice .....	6
Organization Notice .....	6
Legal Notice .....	6
Sheriff Sales .....	8
<b>ORPHANS' COURT</b>	
Estate Notices .....	25
<b>CHANGES IN CONTACT INFORMATION FOR ECBA MEMBERS .....</b>	<b>29</b>

ERIE COUNTY LEGAL JOURNAL (ISSN 0730-6393) is published every Friday for \$57 per year (\$1.50 single issues/\$5.00 special issues, i.e. Seated Tax Sales). Owned and published by the Erie County Bar Association (Copyright 2012©) 302 West 9th St., Erie, PA 16502 (814/459-3111). Periodical Postage paid at Erie, PA 16515. POSTMASTER: Send Address changes to THE ERIE COUNTY LEGAL JOURNAL, 302 West 9th St., Erie, PA 16502-1427.

# Erie County Bar Association Calendar of Events and Seminars

## FRIDAY, JANUARY 6, 2012

*Eyewitness: Illusion of Memory & Legal Implication*

PBI Groupcast Seminar

Erie County Bar Association

8:30 a.m. – 12:00 p.m. (8:00 a.m. reg.)

\$304 (member) \$284 (admitted after 1/1/08)

\$384 (nonmember)

*Early Registration - If you register more than 2 days before this presentation you will qualify for this Early Registration Fee: \$279 (member) \$259 (admitted after 1/1/08) \$299 (nonmember)*

3 hours substantive

## FRIDAY, JANUARY 20, 2012

*When and Why Do You Need to Open an*

*Estate in Pennsylvania*

ECBA Live Seminar

Bayfront Convention Center

9:00 a.m. - 12:15 p.m. (8:30 a.m. registration)

\$96 (ECBA member/non-attorney staff)

\$145 (nonmember) \$67 (member Judge)

3 hours substantive

## THURSDAY, JANUARY 26, 2012

*Managing Impression – The Busy Lawyer's Guide To*

*Powerful Presentations*

PBI Groupcast Seminar

Erie County Bar Association

8:30 a.m. – 3:30 p.m. (8:00 a.m. reg.)

*Lunch is Included*

\$354 (member) \$334 (admitted after 1/1/08)

\$374 (nonmember)

*Early Registration - If you register more than 2 days before this presentation you will qualify for this Early Registration Fee: \$329 (member) \$309 (admitted after 1/1/08) \$349 (nonmember)*

6 hours substantive

Happy  
New Year  
2012

### 2012 BOARD OF DIRECTORS

Donald F. Fessler, Jr., President

John M. Quinn, Jr., First Vice President

Edwin W. Smith, Second Vice President

Lisa Smith Presta, Past President

Thomas J. Buseck, Treasurer

Melissa H. Shirey, Secretary

Bradley K. Enterline

William J. Kelly, Jr.

Brian J. Krowicki

Valerie H. Kuntz

Richard A. Lanzillo

Craig A. Markham

Raymond A. Pagliari

Eugene C. Sundberg, Jr.

Adam J. Williams

Gregory P. Zimmerman

IN THE UNITED STATES BANKRUPTCY COURT FOR  
THE WESTERN DISTRICT OF PENNSYLVANIA

MOTION COURT DATES FOR CHIEF JUDGE THOMAS P. AGRESTI  
In Re: ERIE DIVISION SCHEDULING PROCEDURES

JANUARY 2012 NOTICE

The following is a list of *January 2012, February 2012 and March 2012* motion court dates and times to be used for the scheduling of motions pursuant to *Local Rule 9013-5(A)* before **Chief Judge Thomas P. Agresti** in the Erie Division of the Court. The use of these dates for scheduling motions consistent with the requirements of *Local Rule 9013-5(A)* is summarized below and on Chief Judge Agresti's website at: [www.pawb.uscourts.gov](http://www.pawb.uscourts.gov). *The motions will be heard in the Bankruptcy Courtroom, U.S. Courthouse, 17 South Park Row, Erie, PA 16501.*

**ERIE CH. 13 AND CH. 7 CASES**

Counsel for a moving party shall select one of the following dates and times for matters subject to the "self-scheduling" provisions of the *Local Rules* (See Court Website at <http://www.pawb.uscourts.gov> and *W.D. PA Local Rule 9013-5(A)*), insert same on the notice of hearing for the motion, and serve the notice on all respondents, trustee(s) and parties in interest. Where a particular type of motion is listed at a designated time, filers shall utilize that time for the indicated motions(s) *unless*: (a) special arrangements have been approved in advance by the Court, or, (b) another motion in the same bankruptcy case has already been set for hearing at a different time and the moving party chooses to use the same date and time as the previously scheduled matter.

**Scheduling of CHAPTER 13 Motions before Chief Judge Thomas P. Agresti**

Wednesday, January 4, 2012  
Friday, January 20, 2012 \*THIS  
DATE WAS RECENTLY ADDED

*NOTE: Please be sure to choose the correct,  
revised times below.*

Tuesday, February 7, 2012  
Wednesday, February 29, 2012  
Wednesday, March 28, 2012

9:30 a.m.: Open for all Erie matters  
10:00 a.m.: Open for all Erie matters  
10:30 a.m.: Open for all Erie matters

Chapter 12 matters are to be scheduled at 11:00 a.m.  
Sale, Financing and Extended/Impose Stay Motions are scheduled at 11:00 a.m.

**Scheduling of CHAPTER 7 Motions before Chief Judge Thomas P. Agresti**

Thursday, January 12, 2012  
Thursday, January 26, 2012  
Thursday, February 9, 2012  
Thursday, February 23, 2012  
Thursday, March 8, 2012  
Thursday, March 22, 2012

10:30 a.m.: Open for all Erie matters  
11:00 a.m.: Open for all Erie matters\*\*\*  
11:30 a.m.: Sale Motions at this time, only

\*\*\*All Motions to Extend/Impose Stay  
are to be scheduled at 11:00 a.m.

**ERIE CHAPTER 11 CASES**

The Self-scheduling Rule does not apply to Chapter 11 cases. Documents are to be electronically filed with the Clerk's Office. Thereafter, scheduling Orders will be issued from Chambers which schedule any required hearings and, where applicable, outline the specific procedures to be utilized. *Any pleadings in Chapter 11 cases which are self-scheduled will be dismissed upon filing.*

***ALL OF THE ABOVE DATES ARE SUBJECT TO REVISION. Please check each month for any changes in the dates that have been published previously. THIS SCHEDULE CAN BE VIEWED ON PACER*** (Public Access to Court Electronic Records) and on the Court's Web Site ([www.pawb.uscourts.gov](http://www.pawb.uscourts.gov)).

John J. Horner  
Clerk of Court

Jan. 6

---

**ATTENTION ALL ATTORNEYS**

Are you or an attorney you know dealing with personal issues related to drug or alcohol dependency, depression, anxiety, gambling, eating disorders, sexual addiction, other process addictions or other emotional and mental health issues?

**— YOU ARE FAR FROM BEING ALONE! —**

*You are invited and encouraged to join a small group of fellow attorneys who meet informally in Erie on a monthly basis. Please feel free to contact ECBA Executive Director Sandra Brydon Smith at 814/459-3111 for additional information. Your interest and involvement will be kept **strictly confidential**.*

**CHANGE OF NAME NOTICE**

In the Court of Common Pleas of Erie County, Pennsylvania  
Docket No.: 14367-2011

In re: Keir Holland Stahlsmith  
Notice is hereby given that a Petition was filed in the above named court requesting an order to change the name of Keir Holland Stahlsmith to Jake Steel.

The Court has set the 2nd day of February, 2012 at 10:00 a.m. in Courtroom A of the Erie County Court House, 140 W. 6th St., Erie, PA 16501, as the time and place for hearing on said petition, when and where all interested parties may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

Jan. 6

**CHANGE OF NAME NOTICE**

In the Court of Common Pleas of Erie County, Pennsylvania  
Docket No.: 14572-2011

In re: Tylor Anthony Vilella  
Notice is hereby given that a Petition was filed in the above named court requesting an order to change the name of Tylor Anthony Vilella to Tylor Anthony Mitchell.

The Court has set the 2nd day of February, 2012 at 9:00 a.m. in Courtroom 217 of the Erie County Court House, 140 W. 6th St., Erie, PA 16501, as the time and place for hearing on said petition, when and where all interested parties may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

Jan. 6

**CHANGE OF NAME NOTICE**

In the Court of Common Pleas of Erie County, Pennsylvania  
Docket No.: 14533-2011

In re: Marian Vernethe Willerth  
Notice is hereby given that a Petition was filed in the above named court requesting an order to change the name of Marian Vernethe Willerth to Marian Vernethe Willerth Mitchell.

The Court has set the 3rd day of April, 2012 at 10:00 a.m. in Courtroom A of the Erie County Court House, 140 W. 6th St., Erie,

PA 16501, as the time and place for hearing on said petition, when and where all interested parties may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

Jan. 6

**FICTITIOUS NAME NOTICE**

Pursuant to Act 295 of December 16, 1982 notice is hereby given of the intention to file with the Secretary of the Commonwealth of Pennsylvania a "Certificate of Carrying On or Conducting Business under an Assumed or Fictitious Name." Said Certificate contains the following information:

**FICTITIOUS NAME NOTICE**

1. Fictitious Name: McKean Beer Distributorship
2. Address of principal place of business, including street and number: 8755 Main Street, McKean, Pennsylvania 16426
3. The real names and addresses, including street and number, of the persons who are parties to the registration: McKean Beer Distributor, LLC, James R. Fiesler, Member & Manager, 252 Circuit Street, Waterford, Pennsylvania 16441
4. An application for registration of a fictitious name under the Fictitious Names Act was filed with the Department of State on December 27, 2011. Thomas A. Testi, Esq. 3952 Avonia Road, P.O. Box 413 Fairview, Pennsylvania 16415

Jan. 6

**INCORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Pennsylvania Department of State for "James R. Fiesler, Inc.", which has been incorporated under the Business Corporation Law of 1988.

Thomas A. Testi, Esq.  
P.O. Box 413, 3952 Avonia Road  
Fairview, PA 16415  
(814) 474-2200

Jan. 6

**LEGAL NOTICE**

**MARSHALS SALE:** By virtue of a Writ of Execution issued on October 26, 2011, out of the United States Court for the Western District of Pennsylvania and to me directed, I shall expose the following real property to public sale **AT THE CRAWFORD COUNTY COURTHOUSE, 903 DIAMOND PARK MEADVILLE, PA 16335 ON JANUARY 20, 2012, at 10:00 a.m., local time.** Said hereinafter described property is located at 21206 State Highway 8, Centerville, Pennsylvania 16404, being more fully described as follows:

**See legal description attached hereto as Exhibit "A."**

All those certain tracts of land, together with the buildings, and improvements erected thereon, described in Deed Book Volume 404, Page 231, recorded with the Recorder of Deeds, Crawford County, Pennsylvania, seized and taken in execution as the property of the Leon A. Briggs and Michele M. Briggs, at the suit of *The United States of America v. Leon A. Briggs and Michele M. Briggs*, to be sold on Writ of Execution at Case No. 1:10-cv-00304 filed in the United States District Court for the Western District of Pennsylvania. **TERMS OF SALE:** Successful bidder will pay ten percent (10%) by certified check to be tendered immediately at the sale and the remainder of the bid within thirty (30) days from the date of the sale and in the event bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. Notice is hereby given that a Schedule of Distribution will be filed by me on the thirtieth day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. Purchaser must furnish State Realty Transfer Tax Stamps and stamps required by the local taxing authority. Marshals' costs, fees and commissions will be the

responsibility of the seller. On behalf of the U.S. Marshals Service, we are allowing the highest bidder to secure, by official bank check or money order, ten percent (10%) of the highest bid amount within one hour of the conclusion of the sale. Additional information can be obtained through the USDA's property foreclosure website at www.resales.usda.gov.

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

ALL that certain piece or parcel of land situation in the Township of Athens, County of Crawford and State of Pennsylvania, bounded and more fully described as follows, to-wit:

BEGINNING at a point in the easterly line of Pennsylvania Traffic Route 8 at the southwest corner of the second parcel of land conveyed by William M. Ehrhardt, et ux, to Amanda Tillotson Hyldahl, by deed dated February 5, 1972, and recorded in Crawford County Deed Book 461, page 542 on February 10, 1972; thence, easterly along the southerly line of said Hyldahl; thence, northerly and parallel to Route No. 8, along the easterly line of the said parcel so conveyed to Hyldahl, fifty (50) feet to a point; thence, easterly along the southerly line of the first parcel of land conveyed to Hyldahl in the said deed, four hundred fifty (450) feet to a point in other land now or formerly of said Ehrhardt; thence, southerly, along other laid [sic] of said Ehrhardt, three hundred eighty-six (386) feet to a point; thence, westerly along other lines of said Ehrhardt, five hundred twenty (520) feet to the easterly line of Pennsylvania Traffic Route No. 8; thence, northerly, along the easterly line of said Route No. 8, three hundred thirty-six (336) feet to the place of beginning. Containing four (4) acres, more or less, and having a one-story frame dwelling, barn and other buildings erected thereon.

EXCEPTING AND RESERVING a certain piece or parcel of land conveyed to William C. McCray and Karen J. McCray, his wife,

by David W. Douglass and Susan A. Douglass, his wife, being a triangular piece of property approximately .153 acres of land, more or less, and being described in Crawford County Deed Book 479, page 335, and recorded on October 18, 1973.

AND ALSO EXCEPTING AND RESERVING a certain piece or parcel of land conveyed to William D. McCray and Karen J. McCraay, [sic] his wife, by Clark M. Watson and Lori C. Watson, his wife, as described in Crawford County Deed Book 294 at page 741 and recorded on February 5, 1996.

The parcel being conveyed herein is commonly known as 21206 State Highway 8, Centerville, Pennsylvania and further identified by Crawford County Tax Index No. 1105-18-2.

BEING THE SAME PROPERTY CONVEYED TO Grantors herein by deed dated October 31, 1985, and recorded on November 7, 1985 in Crawford County Recorder of Deeds Office in Record Book 564, page 866.

Dec. 23, 30 and Jan. 6, 13

**SHERIFF SALES**

Notice is hereby given that by virtue of sundry Writs of Execution, issued out of the Courts of Common Pleas of Erie County, Pennsylvania, and to me directed, the following described property will be sold at the Erie County Courthouse, Erie, Pennsylvania on

**JANUARY 20, 2012  
at 10:00 AM**

All parties in interest and claimants are further notified that a schedule of distribution will be on file in the Sheriff's Office no later than 30 days after the date of sale of any property sold hereunder, and distribution of the proceeds made 10 days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

All bidders are notified prior to bidding that they MUST possess a cashier's or certified check in the amount of their highest bid or have a letter from their lending institution guaranteeing that funds in the amount of the bid are immediately available. If the money is not paid immediately after the property is struck off, it will be put up again and sold, and the purchaser held responsible for any loss, and in no case will a deed be delivered until money is paid.

Bob Merski  
Sheriff of Erie County

Dec. 30 and Jan. 6, 13

**SALE NO. 1**

**Ex. #13032 of 2011  
ERIE FEDERAL CREDIT  
UNION, Plaintiff**

v.

**ROBERT L. NEAVINS AND  
CARMILLIA JEAN NEAVINS,  
HIS WIFE, Defendants**

**ADVERTISING DESCRIPTION**

By virtue of Writ of Execution filed at No. 13032-2011, Erie Federal Credit Union vs. Robert L. Neavins and Carmillia Jean Neavins, owner of the following properties identified below:

1) Situate in the City of Erie, County of Erie, and Commonwealth of Pennsylvania at 735 East 25th Street, Erie, Pennsylvania 16503:  
Assessment Map No.:

18-050-31.0-1110.00  
Assessed Value Figure: \$33,960.00  
Improvement Thereon: Single-family two story residential dwelling  
Michael S. Jan Janin, Esquire  
Pa. I.D. No. 38880  
The Quinn Law Firm  
2222 West Grandview Boulevard  
Erie, PA 16506  
(814) 833-2222

Dec. 30 and Jan. 6, 13

**SALE NO. 2**

**Ex. #15624 of 2010  
NORTHWEST SAVINGS  
BANK, Plaintiff,**

v.

**DALE R. FAULHABER and  
PAMELA J. FAULHABER,**

**Defendants**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 2010-15624, Northwest Savings Bank vs. Dale R. Faulhaber and Pamela J. Faulhaber owners of property situate in the Borough of North East, Erie County, Pennsylvania being: 72 South Lake Street, North East, Pennsylvania.

50' X 165' X 50' X 165'  
Assessment Map Number:  
(36) 5-43-22

Assessed Value Figure: \$109,060.00  
Improvement Thereon: Residence  
Kurt L. Sundberg, Esq.  
Marsh Spaeder Baur Spaeder & Schaaf, LLP  
Suite 300, 300 State Street  
Erie, Pennsylvania 16507  
(814) 456-5301

Dec. 30 and Jan. 6, 13

**SALE NO. 3**

**Ex. #12565 of 2011  
NORTHWEST SAVINGS  
BANK, Plaintiff,**

v.

**DENNIS R. MARKLEY,  
Defendant**

**DESCRIPTION OF PROPERTY**

ALL that certain piece or parcel of land situate in the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania, being a part of Tract No. 280, bounded and described as follows: Being Lot No. 50 of Western Lane Subdivision No. 3, a map or plot

of the same being recorded in the Office of the Recorder of Deeds of Erie County, Pennsylvania, in Map Book No. 5, Pages 2 and 3, to which map reference is made for a more complete description of said lot, said lot having a frontage on Wildberry Lane of eighty (80) feet and a uniform depth of one hundred twenty (120) feet.

Being commonly known as 4431 Wildberry Lane, Erie, Pennsylvania and being further identified by Erie County Tax Assessment Index No. (33) 25-112-7.

BEING the same premises conveyed to Dennis R. Markley by deed dated April 13, 2005 and recorded in Erie County Record Book 1250 at Page 864.

Kurt L. Sundberg, Esq.  
Marsh Spaeder Baur Spaeder & Schaaf, LLP  
Attorneys for Plaintiff  
300 State Street, Suite 300  
Erie, Pennsylvania 16507  
(814) 456-5301

Dec. 30 and Jan. 6, 13

**SALE NO. 4**

**Ex. #12649 of 2011  
NORTHWEST SAVINGS  
BANK, Plaintiff,**

v.

**KATHY S. MILLER, Defendant  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 2011-12649, Northwest Savings Bank vs. Kathy S. Miller, owner of property situate in the Borough of North East, Erie County, Pennsylvania being: 32 Clay Street, North East, Pennsylvania.

88.72' X 75.05' X 82.04' X 54'  
Assessment Map Number:  
(36) 5-42-13

Assessed Value Figure: \$69,500.00  
Improvement Thereon: Residence  
Kurt L. Sundberg, Esq.  
Marsh Spaeder Baur Spaeder & Schaaf, LLP  
Attorneys for Plaintiff  
300 State Street, Suite 300  
Erie, Pennsylvania 16507  
(814) 456-5301

Dec. 30 and Jan. 6, 13



**SALE NO. 5**

**Ex. #12765 of 2011**

**FIRST NATIONAL BANK OF PENNSYLVANIA, successor in interest to The National Bank of North East, Plaintiff**

v.

**TRACY A. ARTISE, Defendant**  
**SHORT DESCRIPTION**

ALL that certain piece or parcel of land situate in the Borough of North East, Erie County, Pennsylvania, having erected thereon two unit concrete block and frame commercial buildings being commonly known as 110 East Main Street, North East, Pennsylvania 16428, and bearing Erie County Tax Parcel No. (36) 2-13-11.

BEING the same premises conveyed to Tracy A. Artise by deed dated June 21, 2002 and recorded in the Office of the Recorder of Deeds for Erie County on June 21, 2002 at Deed Book 0892, page 1322, Instrument No. 2002-029888.

Susan Fuhrer Reiter  
Pa. Supreme Court ID No. 43581  
MacDonald, Illig, Jones & Britton LLP  
100 State Street, Suite 700  
Erie, Pennsylvania 16507-1459  
(814) 870-7760  
Attorneys for Plaintiff

Dec. 30 and Jan. 6, 13

**SALE NO. 6**

**Ex. #12848 of 2011**

**NORTHWEST SAVINGS BANK, Plaintiff**

v.

**ALLEN C. CUNNINGHAM, Defendant**  
**SHORT DESCRIPTION**

ALL that certain piece or parcel of land situate in the Township of North East, Erie County, Pennsylvania, having erected thereon a single family dwelling commonly known and numbered as 60 East Hilltop Road, North East, Pennsylvania 16428, and bearing Erie County Tax Parcel No. (37) 7-6-90.

BEING the same premises conveyed to Allen C. Cunningham by deed dated April 15, 2004 and recorded in the Office of the Recorder of Deeds for Erie County on April 21, 2004 at Deed Book 1127, page 0608.

William R. Brown  
Pa. Supreme Court ID No. 18229  
MacDonald, Illig, Jones & Britton LLP  
100 State Street, Suite 700  
Erie, Pennsylvania 16507-1459  
(814) 870-7752

Attorneys for Plaintiff

Dec. 30 and Jan. 6, 13

**SALE NO. 7**

**Ex. #12019 of 2011**

**FIRST NATIONAL BANK OF PENNSYLVANIA, Plaintiff**

v.

**GARY T. OBLYWANIK and THE UNITED STATES OF AMERICA, Defendants**  
**SHORT DESCRIPTION**

ALL THAT CERTAIN piece or parcel of property located in the Fifth Ward of the City of Erie, Erie County, Pennsylvania identified as 4812 Wood Street, Erie, Pennsylvania 16509, Erie County Tax Assessment No. (18) 53-13-302, as more fully described in a Deed recorded on January 12, 1993 in the Office of the Erie County Recorder of Deeds at Book 0249, page 0357. Having erected thereon a one-story, single family, frame dwelling with attached garage.

Susan Fuhrer Reiter  
Pa. Supreme Court ID No. 43581  
MacDonald, Illig, Jones & Britton LLP  
100 State Street, Suite 700  
Erie, Pennsylvania 16507-1459  
(814) 870-7760  
Attorneys for Plaintiff

Dec. 30 and Jan. 6, 13

**SALE NO. 8**

**Ex. #11751 of 2011**

**NORTHWEST SAVINGS BANK, Plaintiff**

v.

**JAMES M. LYNCH, Defendant**  
**LEGAL DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania bounded and described as follows, to-wit:

BEGINNING at a point in the north line of Seventh Street, eighty-two and one-half (82 1/2) feet west of the intersection of the north line of

Seventh Street with the west line of Walnut Street; thence westwardly along the north line of Seventh Street forth-six (46) feet three (3) inches to a post; thence northwardly parallel with Walnut Street, One hundred sixty-five (165) feet to a post; thence eastwardly parallel with Seventh Street, forty-six (46) feet three (3) inches to a post; thence southwardly, parallel with Walnut Street, one hundred sixty-five (165) feet to the point of beginning. Said premises has erected thereon a dwelling commonly known as 510 West Seventh Street, Erie, Pennsylvania, being further identified by Erie County Tax Index No. (17) 40-16-226.

BEING part of that real property conveyed to James M. Lynch by Deed dated February 15, 2005 and recorded March 22, 2005 with the Erie County Recorders Office in Erie County, Pennsylvania at Book 1219, Page 579.

Mark G. Claypool, Esquire  
Knox McLaughlin Gornall & Sennett, P.C.  
Attorneys for Plaintiff  
120 West Tenth Street  
Erie, Pennsylvania 16501-1461  
(814) 459-2800

Dec. 30 and Jan. 6, 13

**SALE NO. 9**

**Ex. #11686 of 2011**

**CPCA TRUST I**

v.

**ROBERT J. BRIM and JEANNE M. BRIM**  
**SHERIFFS SALE**

By virtue of a Writ of Execution filed to No. 11686-11, CPCA TRUST I v. ROBERT J. BRIM and JEANNE M. BRIM, Owners of the property situated in Township of Millcreek being known as 5241 Robinhood Lane, PA.

Tax Map Number: (33) 119-521-13  
Assessed Value Figure: \$153,310.00  
Improvements thereon: Detached, Two Story Single Family Residential Dwelling

The Law Offices of  
Barbara A. Fein, P.C.  
Barbara A. Fein, Esquire  
Attorney I.D. No. 53002  
721 Dresher Road, Suite 1050

Horsham, PA 19044  
(215) 653-7450

Dec. 30 and Jan. 6, 13

**SALE NO. 10**

**Ex. #11324 of 2011**  
**RESIDENTIAL CREDIT SOLUTIONS, INC.**

v.

**JON KITTS**  
**SHERIFFS SALE**

By virtue of a Writ of Execution filed to No. 11324-2011, RESIDENTIAL CREDIT SOLUTIONS, INC. v. JON KITTS, Owner of the properties situated in City of Erie being known as 905 E. 7th Street and 909 E. 7th Street, PA.

Tax Map Number: (14) 1030-112  
Assessed Value Figure: \$19,400.00  
Improvements thereon: Detached. One and One Half Story Single Family Residential Dwelling

Tax Map Number: (14) 1030-132  
Assessed Value Figure: \$27,620.00  
Improvements thereon: Detached, Two and One Half Story Multi-Family Residential Dwelling

The Law Offices of  
Barbara A. Fein, P.C.  
Barbara A. Fein, Esquire  
Attorney I.D. No. 53002  
721 Dresher Road, Suite 1050  
Horsham, PA 19044  
(215) 653-7450

Dec. 30 and Jan. 6, 13

**SALE NO. 11**

**Ex. #10610 of 2011**  
**U.S. BANK NATIONAL ASSOCIATION, as Trustee, on Behalf of the Holders of the Home Equity Asset Trust 2007-2 Home Equity Pass-Through Certificates, Series 2007-2**

v.

**DANIEL J. SPADE and HEATHER L. SPADE**  
**SHERIFFS SALE**

By virtue of a Writ of Execution filed to No. 10610-11, U.S. BANK, NATIONAL ASSOCIATION, as Trustee, on Behalf of the Holders of the Home Equity Asset Trust 2007-2 Home Equity Pass-Through Certificates, Series 2007-2 v. DANIEL J. SPADE and HEATHER L. SPADE, Owners of the property situated in Township of McKean

being known as 6151 Van Camp Road, PA.

Tax Map Number: 31012053000500  
Assessed Value Figure: \$86,590.00  
Improvements thereon: Detached, One Story Single Family Residential Dwelling

The Law Offices of  
Barbara A. Fein, P.C.  
Barbara A. Fein, Esquire  
I.D. No. 53002  
Kristen D. Little, Esquire  
I.D. No. 79992  
721 Dresher Road, Suite 1050  
Horsham, PA 19044  
(215) 653-7450

Dec. 30 and Jan. 6, 13

**SALE NO. 12**

**Ex. #11904 of 2011**  
**PNC BANK, NATIONAL ASSOCIATION, Plaintiff**

v.

**DENISE DEMARCO, Defendant**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11904-11 PNC BANK, NATIONAL ASSOCIATION vs. DENISE DEMARCO, owners of property situated in TOWNSHIP OF FAIRVIEW, Erie County, Pennsylvania being 1851 DUTCH ROAD, FAIRVIEW, PA 16415  
0.4247

Assessment Map number:  
(20) 40-58-18

Assessed Value figure: 107,100.00  
Improvement thereon: Residential Dwelling

Michael C. Mazack, Esq.  
1500 One PPG Place  
Pittsburgh, PA 15222  
(412) 594-5506

Dec. 30 and Jan. 6, 13

**SALE NO. 13**

**Ex/ #13118 of 2011**  
**Deutsche Bank National Trust Company, as Trustee for GSAMP Trust 2004-OPT, Mortgage Pass-Through Certificates, Series 2004-OPT, Plaintiff,**

v.

**Matthew J. Duffy, Defendant**  
**REAL PROPERTY SHORT DESCRIPTION FORM**

TO THE SHERIFF OF ERIE COUNTY:  
PROPERTY OF: Matthew J. Duffy

EXECUTION NO: 13118-11  
JUDGMENT AMT: \$96,654.41  
ALL the right, title, interest and claim of: Matthew J. Duffy  
Of in and to:

ADDRESS: 204 Walnut Street, Girard, PA 16417  
MUNICIPALITY: Borough of Girard

All that certain piece or parcel of land situate in the Borough of Girard, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit:

Beginning at a point in the Westerly line of Walnut Street at the Southeast corner of land formerly owned by James S. Abbey and now or formerly owned by Robert Weaver; thence southwardly along the westerly line of Walnut Street, fifty-six (56) feet to a point; thence westwardly along the residue of land of William T. Ryan, and on a line parallel with the south line of land now or formerly of said Robert Weaver, one hundred sixty-nine (169) feet to the easterly line of land of John Grettler; thence northeasterly along the east line of said Grettler land, ninety-nine and one-half (99 ½) feet to the south line of land now or formerly of said Robert Weaver; thence easterly along the south line of said Robert Weaver; thence easterly along the south line of said Weaver land ninety (90) feet to the place of beginning.

Tax Id: 23-015-052.0-013.00  
For information purposes only - property a/k/a 204 Walnut Street, Girard, PA 16417-1634

TITLE TO SAID PREMISES IS VESTED IN Matthew J. Duffy from Kari M. Guianen and Steven J. Guianen, his wife dated 08/13/2004 and recorded 08/26/2004 under Book 1167, Page 1209.

Chandra M. Arkema, Esquire  
Attorney ID# 203437  
Parker McCay P.A.  
9000 Midlantic Drive, Suite 300  
P.O. Box 5054

Mount Laurel, New Jersey 08054  
Dec. 30 and Jan. 6, 13

**SALE NO. 14**

**Ex. #11385 of 2011**  
**Wells Fargo Bank, N.A., as Trustee for Option One Mortgage**

**Loan Trust 2003-4, Asset-Backed  
Certificates, Series 2003-4,  
Plaintiff,**

v.

**Brenda M. Long and Walter T.  
Long, Defendants**

**REAL PROPERTY SHORT  
DESCRIPTION FORM**

TO THE SHERIFF OF ERIE  
COUNTY:

PROPERTY OF: Brenda M. Long  
and Walter T. Long

EXECUTION NO: 11385-11  
JUDGMENT AMT: \$69,692.61

ALL the right, title, interest and  
claim of: Brenda M. Long and  
Walter T. Long

Of in and to:

ADDRESS: 1031 Cranberry Street,  
Erie, PA 16502

MUNICIPALITY: City of Erie

All that certain piece or parcel  
of land situate in the City of Erie,  
County of Erie and Commonwealth  
of Pennsylvania, bounded and  
described as follows, to-wit:

Beginning at the point of  
intersection of the north line of  
Eleventh Street with the east  
line of Cranberry Street; thence  
northwardly, along the east line of  
Cranberry Street, thirty two (32)  
feet, thence eastwardly, parallel  
with Eleventh Street, seventy-  
four (74) feet; thence southwardly,  
parallel with Cranberry Street,  
thirty-two (32) feet to the north  
line of Eleventh Street, and thence  
westwardly along the north line of  
Eleventh Street, seventy-four (74)  
feet to the place of beginning.

Tax ID No: 16-030-136.0-232.00

For information purposes only  
property is also known as: 1031  
Cranberry Street, Erie, PA 16502-  
1155

TITLE TO SAID PREMISES IS  
VESTED IN Walter T. Long and  
Brenda M. Long, husband and wife,  
from Daymon H. Amory and Janet  
A. Amory, husband and wife, dated  
04/29/2003 and recorded April 30,  
2003.

Chandra M. Arkema, Esquire

Attorney ID# 203437

Parker McCay P.A.

9000 Midlantic Drive, Suite 300

P.O. Box 5054

Mount Laurel, New Jersey 08054

Dec. 30 and Jan. 6, 13

**SALE NO. 15**

Ex. #13003 of 2011

**Deutsche Bank National Trust  
Company, as Trustee for  
Ameriqwest Mortgage Securities  
Inc., Asset-Backed Pass-Through  
Certificates, Series 2005-R10,  
Plaintiff,**

v.

**Randall F. Proper and  
Melissa E. Proper, Defendants**

**REAL PROPERTY SHORT  
DESCRIPTION FORM**

TO THE SHERIFF OF ERIE  
COUNTY:

PROPERTY OF: Randall F. Proper  
and Melissa E. Proper

EXECUTION NO: 13003-11

JUDGMENT AMT: \$71,399.17

ALL the right, title, interest and  
claim of: Randall F. Proper and  
Melissa E. Proper

Of in and to:

ADDRESS: 416 East Smith Street,  
Corry, PA 16407

MUNICIPALITY: City of Corry

ALL following property situated in  
the State of Pennsylvania, County  
of Erie, bounded and described as  
follows, to writ:

ALL that certain piece or parcel  
of land situate in the Second Ward  
of the City of Corry, Erie County,  
Pennsylvania, bounded and  
described as follows, to wit:

COMMENCING at a point in the  
South line of East Smith Street at the  
Northeast corner of land conveyed  
by Russell Clark to Charles Hatch,  
said point being located one  
hundred sixty-four (164) feet east of  
the intersection of the south line of  
East Smith Street with the east line  
of Wayne Street; thence east along  
the south line of East Smith Street  
sixty (60) feet to a point; thence at  
right angles south one hundred ten  
(110) feet to a point; thence west,  
parallel with the south line of East  
Smith Street, sixty (60) feet to a  
point; thence north one hundred ten  
(110) feet to the place of beginning.  
Tax ID - 06-022-096.0-010.00

For information purposes only -  
property a/k/a 416 E Smith St.,  
Corry, PA 16407-1612

TITLE TO SAID PREMISES IS  
VESTED IN Randall F. Proper  
and Melissa E. Proper, husband

and wife from Randall F. Proper  
and Melissa E. Dann now known  
as Melissa E. Proper, husband and  
wife dated 10/20/2005 and recorded  
10/28/2005 under Book 1282, Page  
1286.

Chandra M. Arkema, Esquire

Attorney ID# 203437

Parker McCay P.A.

9000 Midlantic Drive, Suite 300

P.O. Box 5054

Mount Laurel, New Jersey 08054

Dec. 30 and Jan. 6, 13

**SALE NO. 16**

Ex. #12947 of 2011

**Wells Fargo Bank, N.A., as  
Trustee for Option One Mortgage  
Loan Trust 2001-D, Asset-Backed  
Certificates, Series 2001-D,  
Plaintiff,**

v.

**Richard G. Rohan and  
Sheri L. Rohan, Defendants**

**REAL PROPERTY SHORT  
DESCRIPTION FORM**

TO THE SHERIFF OF ERIE  
COUNTY:

PROPERTY OF: Richard G. Rohan  
and Sheri L. Rohan

EXECUTION NO: 12947-11

JUDGMENT AMT: \$91,085.65

ALL the right, title, interest and  
claim of: Richard G. Rohan and  
Sheri L. Rohan

Of in and to:

ADDRESS: 2807 Arcadia Avenue,  
Erie, PA 16506

MUNICIPALITY: City of Erie

All that certain piece or parcel  
of land situate in the Township  
of Millcreek, County of Erie and  
State of Pennsylvania, being a part  
of Lot No. Twenty-One (21) of the  
Erie Reserve and part of the farm  
lately owned and occupied by Anna  
Carter, now deceased, bounded and  
described as follows:

Beginning at a point in the East line  
of Arcadia Avenue, eight hundred  
eighty (880) feet Southwardly  
from an iron pin at the point of  
intersection of the South line of  
the Ridge Road, with the East line  
of Arcadia Avenue, said point also  
being the Southwest corner of  
premises deeded to Cecil G. Milke  
by deed recorded in Erie County  
Deed Book 422, page 278; thence

Southwardly along the East line of Arcadia Avenue, one hundred (100) feet to a point; thence Eastwardly on a line parallel with the South line of said Lot No. Twenty-One (21) of the Erie Reserve, three hundred forty (340) feet to a point; thence Northwardly on a line parallel with the West line of said Carter farm, one hundred (100) feet to a point; thence Westwardly along a line parallel with the South line of said Lot No. Twenty-One (21) of the Erie Reserve, three hundred forty (340) feet to the place of beginning. Said premises having erected thereon a two story dwelling with a two car frame garage commonly known as 2807 Arcadia Avenue, Millcreek Township, Erie, PA 16506.

Tax ID- 33-054-251.0-008.00

Title to said premises is vested to Richard G. Rohan and Sheri L. Rohan, his wife, as tenants by the entireties with rights of survivorship, by deed from Lee B. Silverthorn and Mary Lou Silverthorn, his wife, dated 6/18/1986 and recorded 6/19/1986 in Book 1634 and Page 352.

Chandra M. Arkema, Esquire  
Attorney ID# 203437

Parker McCay P.A.  
9000 Midlantic Drive, Suite 300  
P.O. Box 5054

Mount Laurel, New Jersey 08054

Dec. 30 and Jan. 6, 13

**SALE NO. 17**

**Ex. #12854 of 2011**

**RBS Citizens, N.A., Plaintiff**

v.

**Susan L. Barzano, Defendant**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12854-11 RBS Citizens, N.A. vs. Susan L. Barzano, owner(s) of property situated in City of Erie, 6th Ward, Erie County, Pennsylvania being 223 Goodrich Street, Erie, PA 16508

0.1286

Assessment Map number:  
(19) 6053-310

Assessed Value figure: \$47,230.00  
Improvement thereon: a residential dwelling

Christopher A. DeNardo, Esquire  
Shapiro & DeNardo, LLC

Attorney for Movant/Applicant  
3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406  
(610) 278-6800

Dec. 30 and Jan. 6, 13

**SALE NO. 18**

**Ex. #11176 of 2011**

**PHH Mortgage Corporation,  
Plaintiff**

v.

**William P. Martin and Dawn R.  
Martin, Defendant**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11176-11 PHH Mortgage Corporation vs. William P. Martin and Dawn R. Martin, owner(s) of property situated in Township of Millcreek, Erie County, Pennsylvania being 2074 Asheboro Drive, Erie, PA 16510

0.2228  
Assessment Map number:  
33107480003602

Assessed Value figure: \$127,210.00  
Improvement thereon: a residential dwelling

Christopher A. DeNardo, Esquire  
Shapiro & DeNardo, LLC

Attorney for Movant/Applicant  
3600 Horizon Drive, Suite 150

King of Prussia, PA 19406  
(610) 278-6800

Dec. 30 and Jan. 6, 13

**SALE NO. 19**

**Ex. #10793 of 2011**

**LIBERTY SAVINGS BANK,  
F.S.B., Plaintiff**

v.

**JEFFREY A. BARRANTE  
NICOLE L. PIERSON,  
Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10793-11

LIBERTY SAVINGS BANK, F.S.B. vs. JEFFREY A. BARRANTE and NICOLE L. PIERSON

Amount Due: \$86,518.00

JEFFREY A. BARRANTE and NICOLE L. PIERSON, owner(s) of property situated in BOROUGH OF ALBION, Erie County, Pennsylvania being 64 NORTH MAIN STREET, ALBION, PA 16401-1126

Dimensions: 50 x 150

Acreage: 0.1722

Assessment Map number:  
01001014000700

Assessed Value: \$58,230.00

Improvement thereon: residential Phelan Hallinan & Schmiegl, LLP One Penn Center at Suburban Station, Suite 1400

1617 John F. Kennedy Boulevard  
Philadelphia, PA 19103-1814  
(215) 563-7000

Dec. 30 and Jan. 6, 13

**SALE NO. 20**

**Ex. #12993 of 2010**

**BANK OF AMERICA, N.A. AS  
SUCCESSOR BY MERGER  
TO BAC HOME LOANS  
SERVICING, LP, Plaintiff**

v.

**LOREN P. BRUCE, Defendant(s)  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12993-10

BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP vs. LOREN P. BRUCE

Amount Due: \$93,854.41

LOREN P. BRUCE, owner(s) of property situated in TOWNSHIP OF HARBORCREEK, Erie County, Pennsylvania being 2940 REILLY ROAD, ERIE, PA 16510-4218

Dimensions: LOT 24 WALLACE FRM/ RES VACANT

Acreage: 0.7089

Assessment Map number:  
27067216001900

Assessed Value: \$25,400.00

Dimensions: 100 X 380

Acreage: 0.8596

Assessment Map number:  
27067216002000

Assessed Value: \$79,910.00

Improvement thereon: residential Phelan Hallinan & Schmiegl, LLP One Penn Center at Suburban Station, Suite 1400

1617 John F. Kennedy Boulevard  
Philadelphia, PA 19103-1814  
(215) 563-7000

Dec. 30 and Jan. 6, 13

**SALE NO. 21**

**Ex. #12079 of 2011**

**WELLS FARGO BANK, N.A.,  
Plaintiff**

v.

**LUANN S. CALDWELL,  
Defendant(s)  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12079-11  
WELLS FARGO BANK, N.A. vs. LUANN S. CALDWELL  
Amount Due: \$59,110.10  
LUANN S. CALDWELL, owner(s) of property situated in the 1ST Ward of the City of Erie, Erie County, Pennsylvania being 506 EUCLID AVENUE, UNIT 1, A/K/A 506 EUCLID AVENUE, ERIE, PA 16511-1128  
Dimensions: 43 x 135  
Acreage: 0.1333  
Assessment Map number: 14-011-022.0-204.00  
Assessed Value: \$54,430.00  
Improvement thereon: Residential Phelan Hallinan & Schmiegl, LLP One Penn Center at Suburban Station, Suite 1400  
1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814  
(215) 563-7000  
Dec. 30 and Jan. 6, 13

**SALE NO. 22**

**Ex. #11977 of 2011  
WELLS FARGO BANK, N.A.,  
S/B/M WELLS FARGO HOME  
MORTGAGE, INC., Plaintiff  
v.  
RAYMOND J. CHAMBERS, JR,  
Defendant(s)  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11977-11  
WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC. vs. RAYMOND J. CHAMBERS, JR  
Amount Due: \$59,335.30  
RAYMOND J. CHAMBERS, JR, owner(s) of property situated in the City of ERIE, Erie County, Pennsylvania being 2718 WAYNE STREET, ERIE, PA 16504-2824  
Dimensions: 40 x 87.81  
Acreage: 0.0806  
Assessment Map number: 18-050-060.0-102.00  
Assessed Value: \$58,690.00  
Improvement thereon: residential Phelan Hallinan & Schmiegl, LLP One Penn Center at Suburban Station, Suite 1400

1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814  
(215) 563-7000  
Dec. 30 and Jan. 6, 13

**SALE NO. 23**

**Ex. #15149 of 2010  
BANK OF AMERICA, N.A., AS  
SUCCESSOR BY MERGER  
TO BAC HOME LOANS  
SERVICING, LP, Plaintiff  
v.  
ELIZABETH J. DEFONSEY,  
Defendant(s)  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 15149-10  
BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP vs. ELIZABETH J. DEFONSEY  
Amount Due: \$69,620.30  
ELIZABETH J. DEFONSEY, owner(s) of property situated in the 6th WARD OF THE CITY OF ERIE, Erie County, Pennsylvania being 622 WEST 26TH STREET, ERIE, PA 16508-1602  
Dimensions: 37 X 150  
Acreage: 0.1274  
Assessment Map number: 19060019013100  
Assessed Value: \$54,370.00  
Improvement thereon: residential Phelan Hallinan & Schmiegl, LLP One Penn Center at Suburban Station, Suite 1400  
1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814  
(215) 563-7000  
Dec. 30 and Jan. 6, 13

**SALE NO. 24**

**Ex. #15663 of 2009  
PHH MORTGAGE  
CORPORATION, F/K/A  
CENDANT MORTGAGE  
CORPORATION, Plaintiff  
v.  
MICHELE L. DESANTIS A/K/A  
MICHELLE L. DESANTIS,  
Defendant(s)  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 15663-09  
PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE CORPORATION vs. MICHELE L.

DESANTIS A/K/A MICHELLE L. DESANTIS  
Amount Due: \$91,447.33  
MICHELE L. DESANTIS A/K/A MICHELLE L. DESANTIS, owner(s) of property situated in the 5TH WARD OF THE CITY OF ERIE, Erie County, Pennsylvania being 907 EAST 28TH STREET, ERIE, PA 16504-1305  
Dimensions: 120 X 135  
Acreage: 0.3719  
Assessment Map number: 18050053022600  
Assessed Value: \$75,560.00  
Improvement thereon: residential Phelan Hallinan & Schmiegl, LLP One Penn Center at Suburban Station, Suite 1400  
1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814  
(215) 563-7000  
Dec. 30 and Jan. 6, 13

**SALE NO. 25**

**Ex. #11509 of 2010  
DEUTSCHE BANK NATIONAL  
TRUST COMPANY, AS  
TRUSTEE ON BEHALF OF  
THE CERTIFICATEHOLDERS  
OF MORGAN STANLEY ABS  
CAPITAL I INC. TRUST 2005-  
WMC1 MORTGAGE PASS-  
THROUGH CERTIFICATES,  
SERIES 2005-WMC1, Plaintiff  
v.  
BRENDA S. GELOTTE,  
Defendant(s)  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11509-10  
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE ON BEHALF OF THE CERTIFICATEHOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2005-WMC1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-WMC1 vs. BRENDA S. GELOTTE  
Amount Due: \$79,752.98  
BRENDA S. GELOTTE, owner(s) of property situated in TOWNSHIP OF MILLCREEK, Erie County, Pennsylvania being 6012 MERIDIAN DRIVE, ERIE, PA 16509-3436  
Dimensions: 150 x 150

Acreage: 0.5165  
 Assessment Map number:  
 33188584001800  
 Assessed Value: \$74,390.00  
 Improvement thereon: Residential  
 Phelan Hallinan & Schmiegl, LLP  
 One Penn Center at Suburban  
 Station, Suite 1400  
 1617 John F. Kennedy Boulevard  
 Philadelphia, PA 19103-1814  
 (215) 563-7000

Dec. 30 and Jan. 6, 13

**SALE NO. 26**

**Ex. #15041 of 2009**  
**WELLS FARGO BANK, N.A.,**  
**Plaintiff**

v.

**JOHN D. GREER, Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution  
 filed to No. 15041-09  
 WELLS FARGO BANK, N.A. vs.  
 JOHN D. GREER

Amount Due: \$105,508.44

JOHN D. GREER, owner(s) of  
 property situated in TOWNSHIP  
 OF NORTH EAST, Erie County,  
 Pennsylvania being 11352 EMILY  
 DRIVE A/K/A 11352 EMILY  
 STREET, NORTH EAST, PA  
 16428-1846

Dimensions: 80 X 171.03

Acreage: 0.7379

Assessment Map number:  
 37-039-090.0-004.00

Assessed Value: \$82,140.00

Improvement thereon: residential  
 Phelan Hallinan & Schmiegl, LLP  
 One Penn Center at Suburban  
 Station, Suite 1400

1617 John F. Kennedy Boulevard  
 Philadelphia, PA 19103-1814  
 (215) 563-7000

Dec. 30 and Jan. 6, 13

**SALE NO. 27**

**Ex. #10803 of 2010**  
**CITIMORTGAGE, INC., S/B/M**  
**TO PRINCIPAL RESIDENTIAL**  
**MORTGAGE, INC., Plaintiff**

v.

**NANCY E. JAGEMAN A/K/A**  
**NANCY E. CARPENTER,**  
**Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution  
 filed to No. 10803-10  
 CITIMORTGAGE, INC. vs.

NANCY E. JAGEMAN A/K/A  
 NANCY E. CARPENTER  
 Amount Due: \$93,308.86  
 NANCY E. JAGEMAN A/K/A  
 NANCY E. CARPENTER owner(s)  
 of property situated in TOWNSHIP  
 OF MILLCREEK, Erie County,  
 Pennsylvania being 3017 WEST  
 42ND STREET, ERIE, PA 16506-  
 5317

Dimensions: 60X170.35 IRR

Acreage: 0.2342

Assessment Map number:  
 33-082-414.3-003.00

Assessed Value: \$123,200.00

Improvement thereon: residential  
 Phelan Hallinan & Schmiegl, LLP  
 One Penn Center at Suburban  
 Station, Suite 1400

1617 John F. Kennedy Boulevard  
 Philadelphia, PA 19103-1814  
 (215) 563-7000

Dec. 30 and Jan. 6, 13

**SALE NO. 28**

**Ex. #14677 of 2005**  
**DEUTSCHE BANK NATIONAL**  
**TRUST COMPANY, AS**  
**TRUSTEE ON BEHALF OF**  
**THE CERTIFICATEHOLDERS**  
**OF MORGAN STANLEY ADS**  
**CAPITAL I INC., MORGAN**  
**STANLEY ADS CAPITAL I INC.**  
**TRUST 2004, Plaintiff**

v.

**REBECCA M. JULIUS,**  
**Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution  
 filed to No. 14677-05  
 DEUTSCHE BANK NATIONAL  
 TRUST COMPANY, AS  
 TRUSTEE ON BEHALF OF  
 THE CERTIFICATEHOLDERS  
 OF MORGAN STANLEY ADS  
 CAPITAL I INC., MORGAN  
 STANLEY ADS CAPITAL I INC.  
 TRUST 2004 vs. REBECCA M.  
 JULIUS

Amount Due: \$71,955.92  
 REBECCA M. JULIUS, owner(s)  
 of property situated in CITY OF  
 ERIE, Erie County, Pennsylvania  
 being 2012 WEST 23RD STREET,  
 ERIE, PA 16502

Assessment Map number:  
 19062014023400

Dimensions: 30 X 125

Acreage: 0.0861

Assessed Value: \$1,500.00  
 Improvement thereon: residential  
 vacant

Assessment Map number:  
 19062014023500

Dimensions: 33.75 X 125

Acreage: 0.0969

Assessed Value: \$78,590.00

Improvement thereon: residential  
 Phelan Hallinan & Schmiegl, LLP  
 One Penn Center at Suburban  
 Station, Suite 1400

1617 John F. Kennedy Boulevard  
 Philadelphia, PA 19103-1814  
 (215) 563-7000

Dec. 30 and Jan. 6, 13

**SALE NO. 29**

**Ex. #13186 of 2010**  
**BANK OF AMERICA, N.A.**  
**SUCCESSOR BY MERGER**  
**TO BAC HOME LOANS**  
**SERVICING, LP, Plaintiff**

v.

**MICHAEL D. LUCAS,**  
**Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution  
 filed to No. 13186-10

BANK OF AMERICA, N.A.  
 SUCCESSOR BY MERGER TO  
 BAC HOME LOANS SERVICING,  
 LP vs. MICHAEL D. LUCAS  
 Amount Due: \$232,027.62

MICHAEL D. LUCAS, owner(s)  
 of property situated in TOWNSHIP  
 OF HARBORCREEK, Erie County,  
 Pennsylvania being 4013 CHERRY  
 BLOSSOM DRIVE, ERIE, PA  
 16510-6659

Dimensions: 2348 sq. feet

Acreage: 0.2611

Assessment Map number:  
 27-079-195.5-025.00

Assessed Value: \$222,300.00

Improvement thereon: residential  
 Phelan Hallinan & Schmiegl, LLP  
 One Penn Center at Suburban  
 Station, Suite 1400

1617 John F. Kennedy Boulevard  
 Philadelphia, PA 19103-1814  
 (215) 563-7000

Dec. 30 and Jan. 6, 13

**SALE NO. 30**

**Ex. #14614 of 2010**  
**WELLS FARGO BANK, N.A.,**  
**Plaintiff**

v.

**BRUCE D. MCCALL A/K/A  
BRUCE MCCALL  
CHRISTINE F. MCCALL  
A/K/A CHRISTINE MCCALL,  
Defendant(s)  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 14614-10  
WELLS FARGO BANK, N.A. vs. BRUCE D. MCCALL A/K/A BRUCE MCCALL and CHRISTINE F. MCCALL A/K/A CHRISTINE MCCALL  
Amount Due: \$224,851.61  
BRUCE D. MCCALL A/K/A BRUCE MCCALL and CHRISTINE F. MCCALL A/K/A CHRISTINE MCCALL, owner(s) of property situated in TOWNSHIP OF AMITY, Erie County, Pennsylvania being 15791 LYONS ROAD, UNION CITY, PA 16438-5107  
Dimensions: 15791 Lyons Rd Lot A 3.507 AC Acreage: 3.5070  
Assessment Map number: 02-012-020.0-011.02  
Assessed Value: \$134,870  
Improvement thereon: residential Phelan Hallinan & Schmieg, LLP One Penn Center at Suburban Station, Suite 1400  
1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814  
(215) 563-7000

Dec. 30 and Jan. 6, 13

**SALE NO. 31  
Ex. #11469 of 2011  
NORTHWEST SAVINGS  
BANK, Plaintiff  
v.  
KEVIN P. PATTEN  
LU ANN E. PATTEN A/K/A  
LUANN E. PATTEN,  
Defendant(s)  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11469-2011  
NORTHWEST SAVINGS BANK vs. KEVIN P. PATTEN and LU ANN E. PATTEN A/K/A LUANNE E. PATTEN  
Amount Due: \$126,109.52  
KEVIN P. PATTEN and LU ANN E. PATTEN A/K/A LUANN E. PATTEN, owner(s) of property situated in TOWNSHIP OF HARBORCREEK, Erie County,

Pennsylvania being 3291 DEPOT ROAD, HARBORCREEK, PA 16421-1504  
Dimensions: 1.59  
Acreage: 1.5900  
Assessment Map number: 27-062-206.0-052.00  
Assessed Value: \$93,060.00  
Improvement thereon: residential Phelan Hallinan & Schmieg, LLP One Penn Center at Suburban Station, Suite 1400  
1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814  
(215) 563-7000

Dec. 30 and Jan. 6, 13

**SALE NO. 32  
Ex. #12843 of 2009  
US BANK NATIONAL  
ASSOCIATION, F/K/A FIRST  
UNION NATIONAL BANK,  
AS TRUSTEE FOR ACE  
SECURITIES HOME EQUITY  
LOAN TRUST 2001-HE1,  
Plaintiff  
v.**

**JEFFREY A. POHL  
LISA M. POHL, Defendant(s)  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12843-09  
US BANK NATIONAL ASSOCIATION, F/K/A FIRST UNION NATIONAL BANK, AS TRUSTEE FOR ACE SECURITIES HOME EQUITY LOAN TRUST 2001-HE1 vs. JEFFREY A. POHL and LISA M. POHL  
Amount Due: \$65,498.61  
JEFFREY A. POHL and LISA M. POHL, owner(s) of property situated in CITY OF ERIE TOWNSHIP, Erie County, Pennsylvania being 32 EAGLE POINT BOULEVARD, ERIE, PA 16511-1146  
Dimensions: 40 x 165  
Acreage: 0.1515  
Assessment Map number: 14-011-024.0-112.00  
Assessed Value: \$49,830.00  
Improvement thereon: residential Phelan Hallinan & Schmieg, LLP One Penn Center at Suburban Station, Suite 1400  
1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814  
(215) 563-7000

Dec. 30 and Jan. 6, 13

**SALE NO. 34  
Ex. #12248 of 2010  
CITIMORTGAGE, INC.,  
Plaintiff  
v.  
DENISE THOMAS, Defendant(s)  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12248-10  
CITIMORTGAGE, INC. vs. DENISE THOMAS  
Amount Due: \$72,113.32  
DENISE THOMAS, owner(s) of property situated in TOWNSHIP OF ERIE CITY, Erie County, Pennsylvania being 610 ELM COURT, ERIE, PA 16503-1727  
Dimensions: 31.95 x 74.175  
Acreage: 0.0545  
Assessment Map number: 14-011-002.0-306.00  
Assessed Value: \$31,730.00  
Improvement thereon: residential Phelan Hallinan & Schmieg, LLP One Penn Center at Suburban Station, Suite 1400  
1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814  
(215) 563-7000

Dec. 30 and Jan. 6, 13

**SALE NO. 35  
Ex. #12755 of 2007  
U.S. BANK, NATIONAL  
ASSOCIATION, AS TRUSTEE,  
SUCCESSOR-IN-INTEREST  
TO WACHOVIA BANK, N.A.,  
AS TRUSTEE, POOLING AND  
SERVICING AGREEMENT  
DATED AS OF NOVEMBER 1,  
2004, ASSET-BACKED PASS-  
THROUGH CERTIFICATES  
SERIES 2004-WWF1, Plaintiff  
v.  
DIANE C. TONTY, Defendant(s)  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12755-07  
WACHOVIA BANK, N.A., AS TRUSTEE, SUCCESSOR-IN-INTEREST TO WACHOVIA BANK, N.A., AS TRUSTEE, POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2004, ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2004-WWF1 vs. DIANE C. TONTY

**HONESTY, INTEGRITY AND  
EXPERIENCED TO GET RESULTS.**

Criminal Defense Investigations  
Civil Litigation Support  
Personal Injury and Domestic Investigations  
Process Service



**ROGAN**  
INVESTIGATIONS

[www.RoganInvestigations.com](http://www.RoganInvestigations.com)

1001 State Street  
Suite 1400  
Erie, PA 16501

**Laurie A. Rogan**

*PA Licensed Private Detective*

Phone: 814-480-5788

Cell: 814-440-0680



**RICHARD N. LETTIERI, ESQ.**  
**E-DISCOVERY COUNSEL**

- Litigation 2<sup>nd</sup> Chair
- E-Discovery Mediator
- E-Discovery Special Master



Lettieri Law Firm, LLC  
1620 King James Drive  
Pittsburgh, Pa. 15237  
412-364-7255 (Office)  
[rlettierilaw@live.com](mailto:rlettierilaw@live.com)  
[www.lettierilaw.com](http://www.lettierilaw.com)

RICHARD N. LETTIERI, ESQ.



# WHEN AND WHY DO YOU NEED TO OPEN AN ESTATE IN PENNSYLVANIA?

**FRIDAY, JANUARY 20, 2012**

Bayfront Convention Center

Time: Registration: 8:30 a.m.  
Seminar: 9:00 a.m. - 12:15 p.m.

Cost: \$96 (ECBA member/non-attorney staff)  
\$145 (nonmember)  
\$67 (member Judge)

THIS SEMINAR HAS BEEN APPROVED  
BY THE PA CLE BOARD FOR 3 HOURS  
OF SUBSTANTIVE LAW CREDIT.

This definitive seminar, presented by our authoritative speaker, offers an unprecedented opportunity to hear and benefit from an insider's view and knowledge of estate and inheritance tax issues in Pennsylvania.

Attend and obtain answers to these questions and more:

- If you open an estate, do you need to file an inheritance tax return?
- What is the correct form for the return?
- Which assets and deductions do you report?
- Are they on the correct schedules?
- Do you have the supporting documents to verify the valuation of the assets or deductions?
- If the return reflects litigation, have you a preapproval letter from the Department?
- Is a pre-1982 estate paid in full?
- How do you file a supplemental return; a litigation return; a final remainder return for a pre-1982 estate; a return for a post 1995 estate where the estate postponed the payment of tax until the death of the surviving spouse?

**There will also be a general "open question" period several times during the presentation.**

## SPEAKER: J. Paul Dibert

*J. Paul Dibert Consulting*



*Mr. Dibert is the retired Chief of the Pennsylvania Department of Revenue's Inheritance Tax Division. He has over 30 years experience in the areas of Pennsylvania Inheritance Tax, Pennsylvania Estate tax and related matters. Mr. Dibert has been a speaker and course planner for the Pennsylvania Bar Institute for over 25 years, a member of the Pennsylvania Department of Revenue's "Fall Tax Seminars" for over 25 years and has spoken to local bar associations across the state.*

**Reservations due to the ECBA office no later than Monday, January 16.**

Amount Due: \$165,506.47  
 DIANE C. TONTY, owner(s) of property situated in the Township of Harborcreek, County of Erie, Pennsylvania being 2641 CUMBERLAND ROAD, ERIE, PA 16510  
 Dimensions: 90 X 125  
 Acreage: 0.2583  
 Assessment Map number: 27-052-161.0-010.00  
 Assessed Value: \$96,930.00  
 Improvement thereon: Residential Phelan Hallinan & Schmieg, LLP One Penn Center at Suburban Station, Suite 1400  
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814  
 (215) 563-7000

Dec. 30 and Jan. 6, 13

**SALE NO. 36**

**Ex. #12816 of 2009**  
**BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP,**  
**Plaintiff**  
**v.**

**DAVID R. WEITHMAN, INDIVIDUALLY AND IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF ESTHER P. WEITHMAN A/K/A ESTHER L. WEITHMAN, Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12816-09  
 BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP vs. DAVID R. WEITHMAN, INDIVIDUALLY AND IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF ESTHER P. WEITHMAN A/K/A ESTHER L. WEITHMAN  
 Amount Due: \$69,209.27  
 DAVID R. WEITHMAN, owner(s) of property situated in BOROUGH OF GIRARD BOROUGH, Erie County, Pennsylvania being 227 TEMPLETON AVENUE, GIRARD, PA 16417-1333

Dimensions: 50 X 150  
 Acreage: 0.1722  
 Assessment Map number: 23-009-008.0-025.00  
 Assessed Value: \$58,370.00  
 Improvement thereon: residential Phelan Hallinan & Schmieg, LLP One Penn Center at Suburban Station, Suite 1400  
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814  
 (215) 563-7000

Dec. 30 and Jan. 6, 13

**SALE NO. 37**

**Ex. #12860 of 2008**  
**FLAGSTAR BANK, FSB,**  
**Plaintiff**  
**v.**

**JOHN WHITE, Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12860-08  
 FLAGSTAR BANK, FSB vs. JOHN WHITE  
 Amount Due: \$102,858.88  
 JOHN WHITE A/K/A JOHN W. WHITE, owner(s) of property situated in Borough of Albion, Erie County, Pennsylvania being 16 THIRD AVENUE, ALBION, PA 16401  
 Dimensions: 100 x 123  
 Acreage: 0.2824  
 Assessment Map number: 01-003-035.0-002.00  
 Assessed Value: \$79,160.00  
 Improvement thereon: residential Phelan Hallinan & Schmieg, LLP One Penn Center at Suburban Station, Suite 1400  
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814  
 (215) 563-7000

Dec. 30 and Jan. 6, 13

**SALE NO. 38**

**Ex. #10612 of 2010**  
**WELLS FARGO FINANCIAL PENNSYLVANIA, INC., Plaintiff**  
**v.**

**DANIEL E. WOODRING RHONDA K. WOODRING, Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 2010-10612  
 WELLS FARGO FINANCIAL PENNSYLVANIA, INC. vs.

DANIEL E. WOODRING and RHONDA K. WOODRING  
 Amount Due: \$38,359.01  
 DANIEL E. WOODRING and RHONDA K. WOODRING, owner(s) of property situated in CITY OF ERIE, Erie County, Pennsylvania being 1124 BREWSTER STREET, ERIE, PA 16503-1523  
 Dimensions: 32 X 114.59  
 Acreage: 0.0842  
 Assessment Map number: 15-020-046.0-304.00  
 Assessed Value: \$35,830.00  
 Improvement thereon: residential Phelan Hallinan & Schmieg, LLP One Penn Center at Suburban Station, Suite 1400  
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814  
 (215) 563-7000

Dec. 30 and Jan. 6, 13

**SALE NO. 39**

**Ex. #12655 of 2011**  
**CITIZENS BANK OF PENNSYLVANIA**  
**v.**  
**MARY A. NELSON A/K/A MARY ANN NELSON**

**ADVERTISING DESCRIPTION**  
 ATC piece or parcel of land sit. in Twp. of Millcreek, Co. of Erie, PA and being part of Lots 38 and 39 of Orchard Grove Subdivision, recorded in Map Book 5, pages 222 and 223. BEG. at a point in the E. line of Herman Dr. N 7° 54' 10" W 203 ft. from the intersection of the E. line of Herman Dr. and the N. line of West 56th St.; thence continuing northwardly along the E. line of Herman Dr. 43.56 ft. to a point of curve; thence on a curve to the right having a radius of 25 ft., an arc distance of 36.83 ft. to a point in the S. line of Laurie Lane; thence N 76° 30' 40" E along the S. line of Laurie Lane, 109.96 ft. to a point where the E. line of Lot 39 of Orchard Grove Subdivision interests the S. line of Laurie Lane; thence southwardly along the E. line of Lots 38 and 39 of Orchard Grove Subdivision as per Map Book 5, pages 222 and 223, 79.16 ft. to a point; thence S 82° 05' 50" W 132 ft. to a point in the E. line of Herman Dr.

BEING known as 5511 HERMAN DRIVE, ERIE, PA 16509  
 PARCEL No. 33-143-602-1  
 Gregory Javardian, Esquire  
 Mary F. Kennedy, Esquire  
 Meghan K. Boyle, Esquire  
 Attorneys for Plaintiff  
 1310 Industrial Boulevard  
 1st Floor, Suite 101  
 Southampton, PA 18966  
 (215) 942-9690

Dec. 30 and Jan. 6, 13

**SALE NO. 40**

**Ex. #12775 of 2011**  
**FEDERAL NATIONAL MORTGAGE ASSOCIATION, by FIRST NATIONAL BANK OF PENNSYLVANIA, AGENT, Plaintiff,**

v.

**DAVID J. HAWRYLIW and PAMELA A. HAWRYLIW, Defendants**

**SHORT FORM DESCRIPTION FOR ADVERTISEMENT**

ALL the right, title, interest and claim of David J. Hawryliw and Pamela A. Hawryliw, of, in and to the following described property: ALL THAT CERTAIN real estate situated in North East Township, Erie County, Pennsylvania, being 6.30 more or less acres on a plan of "Paul D. Seiferth Subdivision No. 1". Having erected thereon a dwelling known as 12241 Cole Road, North East, Pennsylvania 16428. Deed Book Volume 464, Page 2141, Tax Parcel No. (37) 28-136-4.

James F. Grenen, Esquire  
 Grenen & Birsic, P.C.  
 Attorneys for Plaintiff  
 One Gateway Center, Ninth Floor  
 Pittsburgh, PA 15222  
 (412) 281-7650

Dec. 30 and Jan. 6, 13

**SALE NO. 41**

**Ex. #11885 of 2011**  
**CITIZENS BANK OF PENNSYLVANIA s/b/m to CHARTER ONE BANK, N.A., Plaintiff,**

v.

**BRENDA MARTIN a/k/a BRENDA REPPART AND KEVIN MARTIN, Defendants**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 2011-11885  
 Citizens Bank of Pennsylvania s/b/m to Charter One Bank, N.A. vs. Brenda Martin a/k/a Brenda Reppart and Kevin Martin  
 Brenda Martin a/k/a Brenda Reppart and Kevin Martin, owner(s) of property situated in Erie, Erie County, Pennsylvania being 2001 Raspberry Street, Erie, PA 16502:  
 ALL that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point of intersection of the East line of Raspberry Street with the South line of Twentieth Street; thence Southerly along the East line of Raspberry Street, thirty (30) feet to a point; thence Easterly, parallel with Twentieth Street, seventy (70) feet to a point; thence Northerly, parallel with Raspberry Street, thirty (30) feet to the South line of Twentieth Street; and thence Westerly along the South line of Twentieth Street, seventy (70) feet to the place of beginning.

Assessment Map Number: 190600300220000  
 Assessed Value figure: \$50,860.00  
 Improvement thereon: Residential Property  
 Lauren Berschler Karl, Esquire  
 355 Fifth Avenue, Suite 400  
 Pittsburgh, PA 15222  
 412-232-0808

Dec. 30 and Jan. 6, 13

**SALE NO. 42**

**Ex. #10470 of 2011**  
**U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff**

v.

**PAULINE M. ADAMS and JILL ALLEN, Defendants**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution No. 10470-11 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs.

PAULINE M. ADAMS AND JILL ALLEN, Defendants  
 Real Estate: 1050 EAST TENTH STREET, ERIE, PA  
 Municipality: City of Erie, Erie County, Pennsylvania  
 See Deed Book 1604, Page 0717  
 Tax I.D. (15) 2045-131  
 Assessment: \$ 5,200. (Land)  
 \$31,380. (Bldg)  
 Improvement thereon: a residential dwelling house as identified above  
 Leon P. Haller, Esquire  
 Purcell, Krug & Haller  
 1719 North Front Street  
 Harrisburg, PA 17104  
 (717) 234-4178

Dec. 30 and Jan. 6, 13

**SALE NO. 43**

**Ex. #10471 of 2011**  
**U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff**

v.

**SHONDA M. KIMBRO and SEDRICK S. SMITH, Defendants**

**SHERIFF'S SALE**

By virtue of a Writ of Execution No. 10471-11 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. SHONDA M. KIMBRO AND SEDRICK S. SMITH, Defendants  
 Real Estate: 519 EAST 4TH STREET, ERIE, PA  
 Municipality: City of Erie, Erie County, Pennsylvania  
 Dimensions: 40 x 159  
 See Deed Book 1453, Page 0612  
 Tax I.D. (13) 1017-218  
 Assessment: \$ 7,700. (Land)  
 \$27,520. (Bldg)  
 Improvement thereon: a residential dwelling house as identified above  
 Leon P. Haller, Esquire  
 Purcell, Krug & Haller  
 1719 North Front Street  
 Harrisburg, PA 17104  
 (717) 234-4178

Dec. 30 and Jan. 6, 13

**SALE NO. 44**  
**Ex. #11554 of 2011**  
**U.S. BANK NATIONAL**  
**ASSOCIATION TRUSTEE**  
**FOR THE PENNSYLVANIA**  
**HOUSING FINANCE AGENCY,**  
**Plaintiff**

**v.**  
**JESS C. PROPER, Defendants**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution No. 11554-11 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. JESS C. PROPER, Defendants  
 Real Estate: 271 WEST WASHINGTON STREET, CORRY, PA

Municipality: Third Ward, City of Corry, Erie County, Pennsylvania  
 See Deed Book 1101, Page 0882  
 Tax I.D. (7) 2678-13  
 Assessment: \$12,400. (Land)  
 \$33,160. (Bldg)

Improvement thereon: a residential dwelling house as identified above  
 Leon P. Haller, Esquire  
 Purcell, Krug & Haller  
 1719 North Front Street  
 Harrisburg, PA 17104  
 (717) 234-4178

Dec. 30 and Jan. 6, 13

**SALE NO. 45**  
**Ex. #14567 of 2006**  
**WACHOVIA BANK,**  
**NATIONAL ASSOCIATION,**  
**TRUSTEE FOR**  
**PENNSYLVANIA HOUSING**  
**FINANCE AGENCY, Plaintiff**

**v.**  
**ALLYSON L. RAFFERTY,**  
**Defendants**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution No. 2006-14567 WACHOVIA BANK, NATIONAL ASSOCIATION, TRUSTEE FOR PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. ALLYSON L. RAFFERTY, Defendants  
 Real Estate: 4726 SUMMER STREET, ERIE, PA

Municipality: Millcreek Township, Erie County, Pennsylvania  
 Dimensions: 50 x 137.5  
 See Deed Book 1138, Page 0024  
 Tax I.D. (33) 98-420-6.02

Assessment: \$ 17,200. (Land)  
 \$ 61,820. (Bldg)  
 Improvement thereon: a residential dwelling house as identified above  
 Leon P. Haller, Esquire  
 Purcell, Krug & Haller  
 1719 North Front Street  
 Harrisburg, PA 17104  
 (717) 234-4178

Dec. 30 and Jan. 6, 13

**SALE NO. 46**  
**Ex. #12840 of 2011**  
**U.S. BANK NATIONAL**  
**ASSOCIATION TRUSTEE**  
**FOR THE PENNSYLVANIA**  
**HOUSING FINANCE AGENCY,**  
**Plaintiff**

**v.**  
**BRIAN J. REITZ, Defendants**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution No. 12840-2011 U.S. BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. BRIAN J. REITZ, Defendants  
 Real Estate: 6550 ROUTE 6N, EDINBORO, PA

Municipality: Township of Washington, Erie County, Pennsylvania  
 See Instrument No. 2010-5254  
 Tax I.D. (45) 19-41-7.04  
 Assessment: \$34,100. (Land)  
 \$34,800. (Bldg)

Improvement thereon: a residential dwelling house as identified above  
 Leon P. Haller, Esquire  
 Purcell, Krug & Haller  
 1719 North Front Street  
 Harrisburg, PA 17104  
 (717) 234-4178

Dec. 30 and Jan. 6, 13

**SALE NO. 47**  
**Ex. #15569 of 2010**  
**U.S. BANK NATIONAL**  
**ASSOCIATION, (TRUSTEE**  
**FOR THE PENNSYLVANIA**  
**HOUSING FINANCE AGENCY,**  
**PURSUANT TO A TRUST**  
**INDENTURE DATED AS OF**  
**APRIL 1, 1982), Plaintiff,**

**v.**  
**ALL HEIRS OF TERRANCE**  
**DAVIDSON a/k/a TERRANCE**  
**M. DAVIDSON, KNOWN OR**

By virtue of a Writ of Execution No. 15569-10, U.S. Bank, et al vs. All Heirs of Terrance Davidson, et al, owner(s) of property situated in Erie, Erie County, Pennsylvania being 1709 Bird Drive, Erie, PA 16510.  
 Dimensions: 1,024 Sq Ft  
 Assessment Map Number: (50) 1-9-14  
 Assess Value figure: \$44,440.00  
 Improvement thereon: Dwelling  
 Louis P. Vitti, Esquire  
 Attorney for Plaintiff  
 215 Fourth Avenue  
 Pittsburgh, PA 15222  
 (412) 281-1725

**UNKNOWN, Defendants**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 15569-10, U.S. Bank, et al vs. All Heirs of Terrance Davidson, et al, owner(s) of property situated in Erie, Erie County, Pennsylvania being 1709 Bird Drive, Erie, PA 16510.  
 Dimensions: 1,024 Sq Ft  
 Assessment Map Number: (50) 1-9-14  
 Assess Value figure: \$44,440.00  
 Improvement thereon: Dwelling  
 Louis P. Vitti, Esquire  
 Attorney for Plaintiff  
 215 Fourth Avenue  
 Pittsburgh, PA 15222  
 (412) 281-1725

Dec. 30 and Jan. 6, 13

**SALE NO. 48**  
**Ex. #12395 of 2010**  
**PNC MORTGAGE, A DIVISION**  
**OF PNC BANK, NATIONAL**  
**ASSOCIATION, Plaintiff,**

**v.**  
**PATRICK J. SHORT and**  
**JESSICA L. SHORT, Defendants**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12395-10, PNC Mortgage, et at vs. Patrick J. Short and Jessica L. Short, owner(s) of property situated in Millcreek Township, Erie County, Pennsylvania being 602 Strathmore Ave, Erie, PA 16505.  
 Dimensions: 11,400 square footage  
 Assessment Map Number: 33-18-15-6  
 Assess Value figure: 100,930.00  
 Improvement thereon: Dwelling  
 Louis P. Vitti, Esquire  
 Attorney for Plaintiff  
 215 Fourth Avenue  
 Pittsburgh, PA 15222  
 (412) 281-1725

Dec. 30 and Jan. 6, 13

**SALE NO. 50**  
**Ex. #12611 of 2009**  
**BAC Home Loans Servicing, L.P.**  
**fka Countrywide Home Loans**  
**Servicing, L.P., Plaintiff**

**v.**  
**Sandra L. Seidler, Defendant**  
**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 12611-09 BAC Home Loans Servicing, L.P.

Dec. 30 and Jan. 6, 13

fka Countrywide Home Loans Servicing, L.P. v. Sandra L. Seidler, owners of property situated in the Township of City of Erie, Erie County, Pennsylvania being 4169 Stanton Avenue, Erie, Pennsylvania 16510.

Tax I.D. No. 18052027042900

Assessment: \$ 67,193.76

Improvements: Residential Dwelling

McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 2080 Philadelphia, PA 19109

Dec. 30 and Jan. 6, 13

**SALE NO. 51**

**Ex. #13092 of 2010**

**The Bank of New York Mellon, fka The Bank of New York as Successor To JP Morgan Chase Bank, N.A. as successor by merger to Bank One, N.A. as Trustee for the Holders DLJ MTG ACT, Mortgage Pass-Through Certificates Series 2000-1, Plaintiff**

v.

**Linda A. Straub, Defendant**  
**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 13092-10 The Bank of New York Mellon, fka The Bank of New York as Successor To JP Morgan Chase Bank, N.A. as successor by merger to Bank One, N.A. as Trustee for the Holders DLJ MTG ACT, Mortgage Pass-Through Certificates Series 2000-1 v. Linda A. Straub, owners of property situated in the Township of City of Erie, Erie County, Pennsylvania being 2430 State Street, Erie, Pennsylvania 16503.

Tax I.D. No. 18-050-003.0-207.00

Assessment: \$ 53,549.53

Improvements: Residential Dwelling

McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 2080 Philadelphia, PA 19109

Dec. 30 and Jan. 6, 13

**SALE NO. 52**

**Ex. #11593 of 2009**

**Bank of America, N.A. as successor by merger to BAC Home Loans Servicing, L.P. fka Countrywide Home Loans**

**Servicing, L.P., Plaintiff**  
v.

**Kenneth S. Treiber, Edith T. Treiber and**

**Stephen E Treiber, Defendant**  
**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 11593-09 Bank of America, N.A. as successor by merger to BAC Home Loans Servicing, L.P. fka Countrywide Home Loans Servicing, L.P. v. Kenneth S. Treiber, Edith T. Treiber and Stephen E Treiber, owners of property situated in the Township of Millcreek, Erie County, Pennsylvania being 506 East 14th Street, Erie, Pennsylvania 16503.

Tax I.D. No. 15-2028-221

Assessment: \$ 19,089.43

Improvements: Residential Dwelling

McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 2080 Philadelphia, PA 19109

Dec. 30 and Jan. 6, 13

**SALE NO. 54**

**Ex. #12382 of 2010**

**PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION S/B/M NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK, Plaintiff**

v.

**JORGE A. ORTIZ, Defendant(s)**  
**DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land situate in the City of Erie, County of Erie and the State of Pennsylvania, and bounded and described as follows, to-wit:

Commencing at a point in the North line of Twenty-seventh Street Two Hundred Fifty-Four (254) feet westwardly from the intersection of the west line Brandes Street with the north line of Twenty-seventh Street; thence North and parallel with Brandes Street, One Hundred and Forty-five (145) feet to an alley; thence West and parallel with Twenty-Seventh Street, Thirty-one (31) feet to a point; thence South and parallel with Brandes Street One Hundred Forty-five

(145) feet to the north line of Twenty-Seventh Street; thence East in the north line of Twenty-Seventh Street, Thirty-one (31) feet to the place of beginning.

Having erected thereon a two story frame dwelling house being commonly known as 1136 East 27th Street, Erie, Pennsylvania 16504 and being further identified by Erie County Index No. (18) 5044-231 PROPERTY ADDRESS: 1136 East 27th Street, Erie, PA 16504 KML Law Group, P.C.

Attorney for Plaintiff Suite 5000 - BNY Independence Center, 701 Market Street Philadelphia, PA 19106-1532 (215) 627-1322

Dec. 30 and Jan. 6, 13

**SALE NO. 55**

**Ex. #11395 of 2010**

**PNC BANK, NA, Plaintiff**  
v.

**BRIAN A. MORGAN, Defendant**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11395-10 PNC Bank, NA vs. Brian A. Morgan, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 1820 Schaal Street, Erie, PA 16503 35 X 120

Assessment Map number: (15) 2110-300 & 301

Assessed Value figure: \$27,150.00 Improvement thereon: A dwelling Patrick Thomas Woodman, Esq. 436 Seventh Ave., 1400 Koppers Bldg. Pittsburgh, PA 15219 (412) 434-7955

Dec. 30 and Jan. 6, 13

**SALE NO. 56**

**Ex. #12719 of 2011**

**Wells Fargo Bank, N.A.**  
v.

**Robert D. Angerer, Jr. Betti-Jo Angerer**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution file to No. 12719-11 Wells Fargo Bank, N.A. vs. Robert D. Angerer, Jr.; Betti-Jo Angerer; owner(s) of property situated in the Township of Millcreek, County of Erie, Pennsylvania being 3413 Amherst Road, Erie, PA 16506.

0.1928 acre  
 Assessment Map Number:  
 33077335000201  
 Assessed Value figure: \$58,100.00  
 Improvement thereon: Single  
 Family Dwelling  
 Scott A. Dietterick, Esquire  
 Kimberly A. Bonner, Esquire  
 Joel A. Ackerman, Esquire  
 Ashleigh L. Marin, Esquire  
 Ralph M. Salvia, Esquire  
 Zucker, Goldberg & Ackerman, LLC  
 200 Sheffield Street, Suite 101  
 Mountainside, NJ 07092  
 (908) 233-8500

Dec. 30 and Jan. 6, 13

**SALE NO. 57**

**Ex. #10574 of 2011**  
**JPMC Specialty Mortgage  
 LLC f/k/a WM Specialty  
 Mortgage LLC**  
 v.  
**Barry A. Brumett  
 Melissa A. Brumett**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution  
 file to No. 10574-2011 JPMC  
 Specialty Mortgage LLC f/k/a  
 WM Specialty Mortgage LLC vs.  
 Barry A. Brumett; Melissa A.  
 Brumett; owner(s) of property  
 situated in the Borough of  
 Wattsburg, County of Erie,  
 Pennsylvania being 14405-14407  
 Church Street, Wattsburg, PA 16442  
 82.5 X 264, 21,780 Square feet  
 .025 acre, 0.2500 acre  
 Assessment Map Number: 48-1-5-3  
 Assessed Value figure: \$67,400.00  
 Improvement thereon: Single  
 Family Dwelling  
 Scott A. Dietterick, Esquire  
 Kimberly A. Bonner, Esquire  
 Joel A. Ackerman, Esquire  
 Ashleigh L. Marin, Esquire  
 Ralph M. Salvia, Esquire  
 Zucker, Goldberg & Ackerman, LLC  
 200 Sheffield Street, Suite 101  
 Mountainside, NJ 07092  
 (908) 233-8500

Dec. 30 and Jan. 6, 13

**SALE NO. 58**

**Ex. #12995 of 2010**  
**Beneficial Consumer Discount  
 Company, d/b/a Beneficial  
 Mortgage Co. of Pennsylvania**  
 v.

**Michael Gallagher**  
**LEGAL DESCRIPTION**

All that certain piece or parcel  
 of land situate in the Township  
 of Millcreek, County of Erie and  
 Commonwealth of Pennsylvania,  
 being Lot No. Sixty-two (62)  
 as shown on the plan of lots of  
 WESTBURY FARMS, PHASE III,  
 as recorded on October 26, 1994,  
 in Erie County Map 1994-291, to  
 which plan reference is made for a  
 more complete description thereof.  
 Having erected thereon a dwelling  
 commonly known as 5035 Westbury  
 Farms Drive, Erie, Pennsylvania,  
 and being further identified  
 by Erie County Tax Index No.  
 (33) 128-376.2-11.

Subject to all restrictions,  
 easements, rights-of-way and  
 building lines of record or visible  
 and discoverable upon an inspection  
 of the demised property.  
 BEING the same premises which  
 Lisa E. Gallagher, married, by Quit  
 Claim Deed dated August 21, 1996  
 and recorded August 22, 1996 in  
 the Office of the Recorder of Deeds  
 in and for Erie County in Deed  
 Book 0457 Page 1274, granted  
 and conveyed unto Michael F.  
 Gallagher, married, in fee.  
 PROPERTY ADDRESS: 5035  
 Westbury Farms Drive, Erie, PA  
 16505.  
 PARCEL ID # (33) 128-376.2-11  
 Attorney for Plaintiff:  
 Steven K. Eisenberg, Esquire  
 Stern & Eisenberg, PC  
 The Pavilion  
 261 Old York Road, Suite 410  
 Jenkintown, PA 19046  
 (215) 572-8111

Dec. 30 and Jan. 6, 13

**SALE NO. 59**

**Ex. #13070 of 2011**  
**United Midwest Savings Bank,  
 Plaintiff**  
 v.  
**Shawn T. Bisbee and  
 Ruth J. Lewis aka  
 Ruth-Jean Lewis, Defendant**  
**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed  
 to No. 13070-11 United Midwest  
 Savings Bank v. Shawn T. Bisbee  
 and Ruth J. Lewis aka Ruth-Jean  
 Lewis, owners of property situated

in the Township of Greenfield, Erie  
 County, Pennsylvania being 9801  
 Station Road, Erie, Pennsylvania  
 16510.  
 Tax I.D. No. 26-9-26-1.05  
 Assessment: \$ 104,547.42  
 Improvements: Residential  
 Dwelling  
 McCabe, Weisberg and Conway, P.C.  
 123 South Broad Street, Suite 2080  
 Philadelphia, PA 19109  
 Dec. 30 and Jan. 6, 13

**SALE NO. 60**

**Ex. #14885 of 2010**  
**U.S. Bank Trust National  
 Association, as Trustee for LSF7  
 NPL III Trust, Plaintiff**  
 v.  
**Kimberly A. Kuntz a/k/a  
 Kimberly Kuntz and United  
 States of America c/o The  
 United States Attorney for the  
 Western District of Pennsylvania,  
 Defendant**

**SHORT DESCRIPTION**

By virtue of a Writ of Execution filed  
 to No. 14885-10 U.S. Bank Trust  
 National Association, as Trustee  
 for LSF7 NPL III Trust v. Kimberly  
 A. Kuntz a/k/a Kimberly Kuntz  
 and United States of America c/o  
 The United States Attorney for the  
 Western District of Pennsylvania.  
 Kimberly A. Kuntz owner of  
 property situated in the Township  
 of Millcreek, Erie County,  
 Pennsylvania being 5470 Glenwood  
 Park Avenue, Erie, Pennsylvania  
 16509.  
 Tax I.D. No. 146-508-9  
 Assessment: \$ 101,071.22  
 Improvements: Residential  
 Dwelling  
 McCabe, Weisberg and Conway, P.C.  
 123 South Broad Street, Suite 2080  
 Philadelphia, PA 19109  
 Dec. 30 and Jan. 6, 13

**SALE NO. 61**

**Ex. #12007 of 2011**  
**EverBank, Plaintiff**  
 v.  
**Mary Pat Shallenbarger,  
 Defendant**  
**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
 filed to No. 12007-2011 EverBank  
 v. Mary Pat Shallenbarger, owner of  
 property situated in the Township

of Millcreek, Erie County, Pennsylvania being 2432 Crescent Drive, Erie, Pennsylvania 16506.  
 Tax I.D. No. 33-50-300-18  
 Assessment: \$ 36,863.42  
 Improvements: Residential Dwelling  
 McCabe, Weisberg and Conway, P.C.  
 123 South Broad Street, Suite 2080  
 Philadelphia, PA 19109  
 Dec. 30 and Jan. 6, 13

**SALE NO. 62**

**Ex. #12476 of 2011**

**CitiMortgage**

**v.**

**Eric P. Wadsworth &  
 Robin L. Barish**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12476-11 CitiMortgage vs. Eric P. Wadsworth & Robin L. Barish, owner(s) of property situated in Elk Creek Township, Erie County, Pennsylvania being 9023 Miller Road, Cranesville, PA 16410  
 11.9640 acreage  
 Assessment Map number: (13)2-5-2.02  
 Assessed Value figure: \$124,730.00  
 Improvement thereon: Residential Dwelling  
 M. Troy Freedman, Esquire  
 Attorney for Plaintiff  
 Richard M. Squire & Associates, LLC  
 115 West Avenue, Suite 104  
 Jenkintown, PA 19046  
 (215) 886-8790  
 Dec. 30 and Jan. 6, 13



**MALONEY, REED, SCARPITTI & COMPANY, LLP**

Certified Public Accountants and Business Advisors

**Forensic Accounting Specialists**

Expertise in fraud detection, prevention and investigation

Certified Fraud Examiners

**Joseph P. Maloney, CPA, CFE and Susan L. Frawley, CPA, CFE**

*Confidential inquiries by phone or email to [mrsinfo@mrs-co.com](mailto:mrsinfo@mrs-co.com).*

Joseph P. Maloney, CPA, CFE • Michael J. Reed, CPA • James R. Scarpitti, CPA • Rick L. Clayton, CPA • Susan L. Frawley, CPA, CFE

3703 West 26<sup>th</sup> Street  
 Erie, Pennsylvania 16506  
 814/833-8545

**[www.mrs-co.com](http://www.mrs-co.com)**

113 Meadville Street  
 Edinboro, Pennsylvania 16412  
 814/734-3787

For over 50 years, USI Affinity has been administering insurance and financial programs to attorneys and other professionals.

Our programs include:

- Professional Liability
- Health Insurance
- Life Insurance
- Short-Term Disability
- Long Term Disability



Contact us today at  
(800) 327-1550  
or visit our website at  
[www.usiaffinity.com](http://www.usiaffinity.com)



# ROCCO'S

AUCTIONS & APPRAISALS

- » Real Estate
- » Antiques
- » Estates
- » Commercial
- » Industrial
- » Certified Appraisals
- » 26 Years Experience
- » Licensed and Bonded



**Tim Rocco, CAI, AARE**

Auctioneer Certified Appraiser

Office: 814/476-1217  
Cell: 814/449-3162

5041 East Avenue  
McKean, PA 16426

Check our auction calendar at [www.roccoauctions.com](http://www.roccoauctions.com).





**ESTATE NOTICES**

Notice is hereby given that in the estates of the decedents set forth below the Register of Wills has granted letters, testamentary or of administration, to the persons named. All persons having claims or demands against said estates are requested to make known the same and all persons indebted to said estates are requested to make payment without delay to the executors or their attorneys named below.

**FIRST PUBLICATION**

**BLOSSEY, CHARLES A., a/k/a  
CHARLES ALEX BLOSSEY,  
a/k/a CHARLES BLOSSEY,  
deceased**

Late of the Township of Waterford, County of Erie, Commonwealth of Pennsylvania  
*Executor:* Cheryl A. Chase, 420 N. Key Lime Sq. S.W., Vero Beach, FL 32968

*Attorney:* Rebecca Herman, Esq., Herman & Herman, 412 High Street, Waterford, PA 16441

**CARROLL, RICHARD E.,  
deceased**

Late of the City of Erie  
*Executrix:* Cathleen M. Baker, c/o Thomas C. Hoffman, II, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

*Attorney:* Thomas C. Hoffman, II, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**DeCECCO, MARTHA ANN,  
a/k/a MARTHA A. DeCECCO,  
deceased**

Late of the City of Erie  
*Administrator:* Robert N. DeCecco

*Attorney:* Michael G. Nelson, Esquire, Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, 300 State Street, Suite 300, Erie, Pennsylvania 16507

**LESSIG, DORIS D.,  
deceased**

Late of the Borough of Edinboro, County of Erie and Commonwealth of Pennsylvania  
*Executor:* Gregory D. Lessig, c/o Ritchie T. Marsh, Esq., Suite 300, 300 State Street, Erie, PA 16507  
*Attorneys:* Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, Suite 300, 300 State Street, Erie, PA 16507

**MALLICK, EVELYN R., a/k/a  
EVELYN MALLICK,  
deceased**

Late of Millcreek Township, Erie County, Pennsylvania

*Executor:* First National Trust Company, c/o Ryan P. Millimaci AVP, 711 State Street, Erie, PA 16501

*Attorney:* Jeffrey D. Scibetta, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**MIZIKOWSKI, MARLENE J.,  
deceased**

Late of the City of Erie  
*Co-Executors:* Christopher Mizikowski, 324 Irvine Drive, Erie, PA 16511 and James Mizikowski, 831 West Gore Road, Erie, PA 16509

*Attorney:* Michael A. Fetzner, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**MOYER, DOROTHY A., a/k/a  
DOROTHY ANN MOYER,  
deceased**

Late of the City of Erie  
*Executor:* Charles R. Moyer  
*Attorney:* Michael G. Nelson, Esquire, Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, 300 State Street, Suite 300, Erie, Pennsylvania 16507

**MUNN, PAULINE M., a/k/a  
PAULINE MUNN,  
deceased**

Late of the City of Corry, Erie County, Pennsylvania  
*Executor:* Ronald A. Munn, c/o Paul J. Carney, Jr., Esquire, 224 Maple Street, Corry, Pennsylvania 16407  
*Attorney:* Paul J. Carney, Jr., Esquire, 224 Maple Avenue, Corry, Pennsylvania 16407

**PRUVEADENTI, ANNMARIE J.,  
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania

*Administrator:* Michael A. Pruveadenti, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

*Attorney:* Darlene M. Vlahos, Esquire, 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

**RIAZZI, JOSEPH A.,  
deceased**

Late of Erie County, Pennsylvania  
*Executor:* Maryanne Riazzi, c/o Peter J. Sala, Esquire, 731 French Street, Erie, PA 16501

*Attorney:* Peter J. Sala, Esquire, 731 French Street, Erie, PA 16501

**RINDERLE, JOHN E.,  
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania

*Executor:* Joyce (Rinderle) Washburn, c/o Eugene C. Sundberg, Jr., Esq., Suite 300, 300 State Street, Erie, PA 16507

*Attorneys:* Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, Suite 300, 300 State Street, Erie, PA 16507

**WILDES, JAMES P., a/k/a  
JIM WILDES,  
deceased**

Late of Waterford Boro, County of Erie, Commonwealth of Pennsylvania

*Administratrix:* Ann Marie Wildes, 2564 Old Wattsburg Road, Waterford, PA 16441

*Attorney:* Ross C. Prather, Esquire, 791 North Main Street, Meadville, PA 16335

**ZAUNEGGER, CHARLES A.,  
deceased**

Late of the City of Erie, County of Erie, and Commonwealth of Pennsylvania

*Executrix:* Carol A. Zaunegger, c/o 900 State Street, Suite 104, Erie, PA 16501

*Attorney:* Thomas V. Myers, Esquire, Nichols & Myers, P.C., 900 State Street, Suite 104, Erie, PA 16501

**SECOND PUBLICATION**

**BIGGIE, RAYMOND P., a/k/a  
RAYMOND PETER BIGGIE,  
deceased**

Late of the City of Erie, County of Erie, and Commonwealth of Pennsylvania

*Executor:* John Biggie, 308 Metz Street, Erie, Pennsylvania 16508-2724

*Attorney:* Robert E. McBride, Esquire, 32 West Eighth Street, Suite 600, Erie, Pennsylvania 16501

**FROST, ARDIS J.,  
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania

*Executor:* Leslie Richard Frost, c/o Ritchie T. Marsh, Esq., Suite 300, 300 State Street, Erie, PA 16507

*Attorneys:* Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, Suite 300, 300 State Street, Erie, PA 16507

**GNAGI, ELMER R.,  
deceased**

Late of Springfield Township  
*Executrix:* Judy Gnagi Lawrence, 1625 Ponderosa Drive, Erie, PA 16509

*Attorney:* Thomas C. Hoffman, II, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**JARZOMSKI, ELIZABETH L.,  
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania

*Co-Executors:* Daniel J. Jarzomski and Elizabeth A. Clark  
*Attorney:* Craig A. Zonna, Esquire, Elderkin, Martin, Kelly & Messina, 150 East 8th Street, Erie, PA 16501

**KRUSE, NINA G., a/k/a  
NINA GRACE KRUSE,  
deceased**

Late of Fairview Township, Erie County, Pennsylvania

*Executrix:* Shirley N. Beers, 7170 Sterrettania Road, Fairview, PA 16415

*Attorney:* William B. Moore, Esq., 403 Chestnut Street, Meadville, PA 16335

**KUNKLE, TIMOTHY,  
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania

*Executrix:* Mabel Merrel c/o Craig Frischman, Esquire, Raizman Frischman Matzuz, P.C., 7300 Penn Avenue, Pittsburgh, Pennsylvania 15208

*Attorney:* Craig Frischman, Esquire, Raizman Frischman Matzuz, P.C., 7300 Penn Avenue, Pittsburgh, Pennsylvania 15208

**NARDUCCI, LEOPOLDO A.,  
deceased**

Late of the County of Erie, Commonwealth of Pennsylvania  
*Executor:* Alfonso Narducci, 1944 West 51st Street, Erie, PA 16509

*Attorney:* Thomas S. Talarico, Esquire, Talarico & Niebauer, 558 West Sixth St., Erie, PA 16507

**NELSON, CHARLES C.,  
deceased**

Late of the Township of North East, County of Erie, State of Pennsylvania

*Executor:* Rick Johnson, c/o 78 East Main Street, North East, PA 16428

*Attorney:* John C. Brydon, Esq., Brydon Law Office, 78 East Main Street, North East, PA 16428

**PAWLAK, PAULA A.,  
deceased**

Late of the City of Erie  
*Executor:* Paul Pawlak, Jr., c/o 731 French Street, Erie, PA 16501

*Attorney:* Jeffrey J. Jewell, Esquire, Arduini, Jewell and Karn, 731 French Street, Erie, PA 16501

**SWEENEY, THOMAS J., a/k/a  
THOMAS J. SWEENEY, JR.,  
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania

*Executrix:* Marilyn A. Sweeney, c/o 504 State Street, 3rd Floor, Erie, PA 16501

*Attorney:* Michael J. Nies, Esquire, 504 State Street, 3rd Floor, Erie, PA 16501

**TAVERNESE, IRENE L.,  
deceased**

Late of the Township of Girard, County of Erie and Commonwealth of Pennsylvania

*Executor:* David Tavernese, c/o 227 West 5th Street, Erie, PA 16507

*Attorney:* Mark O. Prenatt, Esquire, 227 West 5th Street, Erie, Pennsylvania 16507

**THIRD PUBLICATION**

**AZICRI, MAX,  
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania  
*Executrix:* Nicolette Azicri  
*Attorney:* Edward P. Wittmann, Esquire, Elderkin, Martin, Kelly & Messina, 150 East 8th Street, Erie, PA 16501

**BABO, AUDREY J.,  
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania  
*Executor:* Michaelene A. Conway, c/o Eugene C. Sundberg, Jr., Esq., Suite 300, 300 State Street, Erie, PA 16507  
*Attorneys:* Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, Attorneys-at-Law, Suite 300, 300 State Street, Erie, PA 16507

**BROWN, VIOLA E.,  
deceased**

Late of the City of Erie, County of Erie, Pennsylvania  
*Administratrix:* Marilyn H. Carson, c/o 3939 West Ridge Road, Suite B-27, Erie, PA 16506  
*Attorney:* James L. Moran, Esquire, 3939 West Ridge Road, Suite B-27, Erie, PA 16506

**DILL, LILIANA J., a/k/a  
LILIANA JULIA DILL, a/k/a  
LILIANA JULIA RODRIGUEZ,  
a/k/a LILIANA RODRIGUEZ  
DILL, a/k/a  
LILIANA JULIA RODRIGUEZ  
EZETA DILL,  
deceased**

Late of Millcreek Township, Erie County, Pennsylvania  
*Executrix:* Melissa A. Dill, c/o 120 West Tenth Street, Erie, PA 16501  
*Attorney:* Christine Hall McClure, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**FRANCIS, DEBRA MARIE  
LUTZKOW, a/k/a  
DEBRA M. FRANCIS,  
deceased**

Late of the Township of Millcreek, County of Erie, State of Pennsylvania  
*Administrator:* Michael Edward Francis, c/o 78 East Main Street, North East, PA 16428  
*Attorney:* John C. Brydon, Esq., Brydon Law Office, 78 East Main Street, North East, PA 16428

**KELLEY, ELIZABETH A.,  
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania  
*Executor:* Daniel Kelley, 4040 Balboa Avenue, Erie, Pennsylvania 16509  
*Attorney:* Patrick W. Kelley, Esquire, Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

**RUTKOWSKI, ROBERT H.,  
deceased**

Late of Millcreek Township, Erie County, Pennsylvania  
*Co-Executors:* Olivia F. Rutkowski, 4223 Dion Court, Erie, PA 16506 and Kathleen A. Weigand, 1463 Reserve Drive, Akron, OH 44333  
*Attorney:* Brian Glowacki, Esquire, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**THELEN, ROBERT L.,  
deceased**

Late of the City of Erie, County of Erie  
*Executor:* Pamela A. Thelen, 3413 Caughy Road, Erie, Pennsylvania 16506  
*Attorney:* W. Richard Cowell, Esquire, Carney & Good, 254 West Sixth Street, Erie, Pennsylvania 16507

**WALTER, CHRISTINE M., a/k/a  
CHRISTINE M. YURKOVIC,  
deceased**

Late of the Township of Fairview, County of Erie, Commonwealth of Pennsylvania  
*Executor:* Thomas A. Walter, 3618 Colonial Avenue, Erie, PA 16506  
*Attorney:* Scott L. Wallen, Esquire, Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

Notice is hereby given of the administration of the Trust set forth below. All persons having claims or demands against the decedent are requested to make known the same and all persons indebted to said decedent are requested to make payment without delay to the trustee or the attorney named below.

**QUIMBY, AGNES C.,  
deceased**

Late of Erie County, Pennsylvania  
*Trustee:* Northern Trust, Attn: Richard F. Park, 100 Second Avenue South, Ste. 100, St. Petersburg, FL 33701  
*Attorney:* John F. Meck, Esquire, Eckert Seamans Cherin & Mellott LLC, 600 Grant St., 44th Flr., Pittsburgh, PA 15219

## Why do attorneys choose Palace Business Centres for their full-time and virtual offices?

*"We enjoy the impressive, professional setting, fully-equipped meeting rooms, great staff with legal and notary support, and networking opportunities."*

David A. Schroeder, Esq.  
E. Max Weiss, Esq.  
Sterrett Mott & Breski Law Firm  
Bruce G. Sandmeyer, Esq.



1001 State St. Suite 1400 Erie, PA 16501  
814.451.1100  
[www.palacebusinesscentres.com](http://www.palacebusinesscentres.com)



**computer forensic investigations**

**e-discovery**

**technical expert services**

**ESI processing**

**Serving the Pittsburgh region's legal community and leading companies**

Providing "hosted" e-discovery review capabilities via the web, e-discovery processing and production services.

**Exclusively endorsed by the ACBA**  
ACBA members receive a discount on bit-x-bit's consulting services.

For a complimentary case analysis and information about our services, please call **(412) 325-4033** or visit us at **[www.bit-x-bit.com](http://www.bit-x-bit.com)**.

bit-x-bit

437 GRANT ST., SUITE 1501 | PITTSBURGH, PA 15219 | 412-325-4033

## CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

ANTHONY G. VENDETTI ----- (814) 451-7209  
OCY  
154 West Ninth Street  
Erie, PA 16501 ----- *avendetti@eriecountydhs.org*

JOHN J. SHIMEK, III ----- (814) 461-7888  
Sterrett Mott & Breski ----- (f) (814) 480-5769  
1001 State Street, Suite 1400  
Erie, PA 16501 ----- *jshimek@smberie.com*

### NEW EMAIL ADDRESS

JOSEPH F. MACKRELL ----- *jmackrell@neo.rr.com*

The Erie County Bar Foundation and its Justice Samuel J. Roberts Scholarship Fund continue to be in need of contributions to support this scholarship program.

Have you made your tax deductible contribution yet?

If not, you can find information about the scholarship and make an online contribution at [www.eriebar.com](http://www.eriebar.com) or contact the ECBF at 459-3111.

INTERESTED IN JOINING THE ERIE COUNTY BAR ASSOCIATION?

GO TO OUR WEBSITE AT [WWW.ERIEBAR.COM](http://WWW.ERIEBAR.COM) AND COMPLETE THE ONLINE APPLICATION OR CALL (814) 459-3111 AND AN APPLICATION WILL BE MAILED TO YOU

ADDRESS CHANGE?

PLEASE CONTACT THE LEGAL JOURNAL OFFICE AT (814) 459-3111  
OR [ADMIN@ERIEBAR.COM](mailto:ADMIN@ERIEBAR.COM). THANK YOU.

LOOKING FOR A LEGAL AD PUBLISHED IN ONE OF PENNSYLVANIA'S LEGAL JOURNALS?



► Look for this logo on the Erie County Bar Association website as well as Bar Association and Legal Journal websites across the state.

► It will take you to THE website for locating legal ads published in counties throughout Pennsylvania, a service of the Conference of County Legal Journals.

LOGIN DIRECTLY AT [WWW.PALEGALADS.ORG](http://WWW.PALEGALADS.ORG). IT'S EASY. IT'S FREE.

# Erie County Bar Association

## Videoconferencing Services

**ECBA** ——— Your connection to the world of communication.

### WHAT IS VIDEOCONFERENCING?

Videoconferencing, sometimes called teleconferencing, brings together people at different locations around the country and around the world. Our videoconferencing site can connect with one location or with multiple locations, providing an instantaneous connection to facilitate meetings, interviews, depositions and much more.

### WHY USE VIDEOCONFERENCING?

Business can be conducted without the expense and inconvenience of travel, overnight accommodations and time out of the office.

### WHAT ARE SOME OF THE COMMON USES OF VIDEOCONFERENCING?

Depositions, employment interviews, seminars, training sessions - the list of possibilities is endless.

### I'M NOT FAMILIAR WITH VIDEOCONFERENCING.

#### CAN I SEE HOW IT WORKS?

Certainly. Call us for a free demonstration.

### HOW DO I SCHEDULE THE USE OF THE ECBA'S VIDEOCONFERENCING SERVICES?

It's very easy. Just call the ECBA at 814-459-3111 or email [sbsmith@eriebar.com](mailto:sbsmith@eriebar.com). We will check availability of our space and handle all of the details for you, including locating convenient sites in the other location(s) you wish to connect with - all included in our hourly rate.

### WHAT DOES IT COST?

#### RATES:

##### Non-ECBA Members:

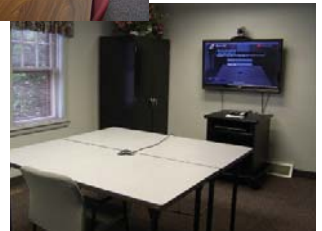
*\$185/hour - M-F, 8:30 a.m. - 5:00 p.m.*

*\$235/hour - M-F, All other times; weekends*

##### ECBA Members:

*\$150/hour - M-F, 8:30 a.m. - 5:00 p.m.*

*\$200/hour - M-F, all other times, weekends*





Reliable e-Discovery.  
Leave it to the Experts.



**RVM-Cleveland**  
440-884-7560  
[www.rvmcinc.com](http://www.rvmcinc.com)

## RVM Acquires G-9 Technologies

Gregory Cancilla, former president of G-9 Technologies, has joined RVM as its Director of Forensics. With his expertise and leadership, RVM now offers data collection and forensic services.

With locations in Cleveland, Chicago, and New York, RVM has expanded its reach to service law firms and corporate legal departments worldwide.



**Gregory Cancilla, EnCE, ACE**

RVM's team of certified forensic experts can collect and analyze data from a variety of data sources, such as, but not limited to:

- Microsoft Exchange
- Groupwise
- Lotus Notes
- Microsoft Sharepoint
- Group Shares, Department Shares, Custodian Local and Home Drives
- Network Attached Storage Devices
- Storage Area Network
- Cell Phones– including PDAs, iPhone, and Blackberry, among others

RVM's comprehensive suite of e-discovery services:

- Data Collection and Forensic Services
- ESI Consulting
- Early Case Assessment
- Document Management
- Electronic Data Processing
- Hosting– *RVM is a Best in Service Relativity provider and certified Clearwell provider*

To learn more about RVM's e-discovery services, please call 440-884-7560 or 800-525-7915 or email [info@rvmcinc.com](mailto:info@rvmcinc.com).

*Quality...Experience...Results...*

*It's what your clients deserve*

*Medical Malpractice • Auto Accidents • Personal Injury*



**GISMONDI**

& ASSOCIATES

**412-281-2200**

**[www.gislaw.com](http://www.gislaw.com)**

**700 Grant Bldg., 310 Grant St., Pgh., PA 15219**